

**SOUTH ORANGE COUNTY TRANSPORTATION
INFRASTRUCTURE IMPROVEMENT PROJECT
DRAFT RELOCATION IMPACTS
TECHNICAL REPORT**

FINAL

Prepared for:

**Foothill/Eastern Transportation Corridor Agency
125 Pacifica
Irvine, CA 92618-3406**

Contact: Macie Cleary-Milan, Deputy Director, Environmental and Planning

Prepared by:

**P&D CONSULTANTS, INC.
999 Town & Country Road, 4th Floor
Orange, CA 92868**

Contact: Warren Sprague, AICP, Associate Vice President

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PREFACE

PREFACE

The alternatives considered for the South Orange County Transportation Infrastructure Improvement Project (SOCTIIP) are described in detail in the following technical report:

Project Alternatives Technical Report (P&D Consultants, 2003).

The alternatives include a number of build alternatives including extensions to the existing Foothill Transportation Corridor, improvements to Interstate 5 and arterial highway improvements.

Individual technical reports were prepared to assess the potential environmental impacts of the SOCTIIP alternatives. Each of the following reports describes the study area for the individual parameter, existing conditions, study methodology, short and long term adverse and beneficial effects of the SOCTIIP alternatives, and appropriate mitigation measures.

Air Quality Technical Report (Mestre Greve Associates, 2003).

Geotechnical, Geology and Soils Technical Report (GeoPentech, 2003).

Hazardous Materials and Wastes Technical Report (Initial Site Assessment) (P&D Consultants, 2003).

Phase I Historical Resource Inventory Report (Greenwood and Associates, 2003).

Hydrology Technical Report (Psomas, 2003).

Land Use Technical Report (P&D Consultants, 2003).

Location Hydraulic Studies (Psomas, 2003).

Military Impacts Technical Report (P&D Consultants, 2003).

Natural Environment Study (P&D Consultants, 2003).

Noise Assessment (Mestre Greve Associates, 2003).

Paleontological Resources Technical Report (SWCA, 2003).

Phase I Archeological Inventory (Greenwood and Associates, 2003).

Public Services and Utilities Technical Report (P&D Consultants, 2003).

Recreation Resources Technical Report (P&D Consultants, 2003).

Relocation Impacts Technical Report (P&D Consultants, 2003)

Runoff Management Plan (Psomas, 2003).

Socioeconomics and Growth Inducing Impacts Technical Report (P&D Consultants, 2003).

Traffic and Circulation Technical Report (Austin Foust Associates, 2003).

Visual Impact Assessment Technical Report (P&D Consultants, 2003).

These technical reports are available for review at the Transportation Corridor Agencies office.

This Technical Report identifies and evaluates the potential environmental impacts of a wide range of build and no action alternatives considered for the SOCTIIP. Based on the findings of the analysis of the potential effects of these alternatives as documented in the technical reports, the SOCTIIP Collaborative evaluated each alternative and made a decision whether to advance an alternative for detailed evaluation in the EIS/SEIR or to eliminate that alternative from detailed consideration in the EIS/SEIR. Table P-1 lists the SOCTIIP alternatives described in this Technical Report and identifies which were advanced for detailed evaluation in the EIS/SEIR and which were eliminated from further consideration in the EIS/SEIR. The detailed explanation for why each alternative was eliminated is provided in the EIS/SEIR.

During the preparation of the technical studies for the SOCTIIP, the name of the Rancho Mission Viejo (RMV) Land Conservancy was changed to the Donna O'Neill Land Conservancy. All references to the RMV Land Conservancy or the RMV Conservancy in this Technical Report should be interpreted to refer to the Donna O'Neill Land Conservancy.

TABLE P-1
SOCTTIP ALTERNATIVES ADVANCED TO THE EIS/SEIR OR ELIMINATED
FROM DETAILED EVALUATION IN THE EIS/SEIR

TOLL ROAD CORRIDOR ALTERNATIVES		Alternative Advanced or Eliminated (1)
FARE EAST CORRIDOR ALIGNMENT ALTERNATIVES		
Far East Corridor - Complete - Initial Alternative		Eliminated.
Far East Corridor - Complete - Ultimate Alternative		Eliminated.
Far East Corridor - Talega Variation - Initial Alternative		Eliminated.
Far East Corridor - Talega Variation - Ultimate Alternative		Eliminated.
Far East Corridor - Cristianitos Variation - Initial Alternative		Eliminated.
Far East Corridor - Cristianitos Variation - Ultimate Alternative		Eliminated.
Far East Corridor - Agricultural Fields Variation - Initial Alternative		Eliminated.
Far East Corridor - Agricultural Fields Variation - Ultimate Alternative		Eliminated.
Far East Corridor - Ortega Highway Variation - Initial Alternative		Eliminated.
Far East Corridor - Ortega Highway Variation - Ultimate Alternative		Eliminated.
Far East Corridor - Avenida Pico Variation - Initial Alternative		Eliminated.
Far East Corridor - Avenida Pico Variation - Ultimate Alternative		Eliminated.
Far East Corridor-West-Initial Alternative		Advanced.
Far East Corridor-West-Ultimate Alternative		Advanced.
Far East Corridor-Modified-Initial Alternative		Advanced.
Far East Corridor-Modified-Ultimate Alternative		Advanced.
CENTRAL CORRIDOR ALIGNMENT ALTERNATIVES		
Central Corridor - Complete - Initial Alternative		Advanced.
Central Corridor - Complete - Ultimate Alternative		Advanced.
Central Corridor - Avenida La Pata Variation - Initial Alternative		Advanced.
Central Corridor - Avenida La Pata Variation - Ultimate Alternative		Advanced.
Central Corridor - Ortega Highway Variation - Initial Alternative		Eliminated.
Central Corridor - Ortega Highway Variation - Ultimate Alternative		Eliminated.
ALIGNMENT 7 CORRIDOR ALIGNMENT ALTERNATIVES		
Alignment 7 Corridor - Complete - Initial Alternative		Eliminated.
Alignment 7 Corridor - Complete - Ultimate Alternative		Eliminated.
Alignment 7 Corridor - 7 Swing Variation - Initial Alternative		Eliminated.
Alignment 7 Corridor - 7 Swing Variation - Ultimate Alternative		Eliminated.
Alignment 7 Corridor - Far East Crossover Variation - Initial Alternative		Eliminated.
Alignment 7 Corridor - Far East Crossover Variation - Ultimate Alternative		Eliminated.
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial Alternative		Eliminated.
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Ultimate Alternative		Eliminated.

TABLE P-1
SOCTIIP ALTERNATIVES ADVANCED TO THE EIS/SEIR OR ELIMINATED
FROM DETAILED EVALUATION IN THE EIS/SEIR

TOLL ROAD CORRIDOR ALTERNATIVES					
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Eliminated.
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Eliminated.
Alignment 7 Corridor - Ortega Highway Variation - Initial Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Eliminated.
Alignment 7 Corridor - Ortega Highway Variation - Ultimate Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Eliminated.
Alignment 7 Corridor - Avenida La Pata Variation - Initial Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Advanced.
Alignment 7 Corridor - Avenida La Pata Variation - Ultimate Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Advanced.
Alignment 7 Corridor-Far East Corridor-Modified-Initial Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Advanced.
Alignment 7 Corridor-Far East Corridor-Modified-Ultimate Alternative	Advanced.	Initial Alternative	Variation -	Ultimate	Advanced.
NON-TOLL ROAD ALTERNATIVES					
ARTERIAL IMPROVEMENTS ALTERNATIVES					
Arterial Improvements Only - Alternative	Advanced.	Advanced.	Variation -	Ultimate	Advanced or Eliminated (1)
Arterial Improvements Only Plus HOV and Spot Mixed-Flow Lanes on I-5 Alternative	Advanced.	Advanced.	Variation -	Ultimate	Advanced.
I-5 ALTERNATIVE					
I-5 Widening Alternative	Advanced.	Advanced.	Variation -	Ultimate	Advanced or Eliminated (1)
NO ACTION ALTERNATIVES					
No Action Alternative - Orange County Projections 2000	Advanced.	Advanced.	Variation -	Ultimate	Advanced or Eliminated (1)
No Action Alternative - Rancho Mission Viejo (RMV) Development Plan	Advanced.	Advanced.	Variation -	Ultimate	Advanced or Eliminated (1)

- (1) Advanced: Alternative was advanced for detailed evaluation in the EIS/SEIR.
Eliminated: Alternative was eliminated from detailed evaluation in the EIS/SEIR and is discussed in the EIS/SEIR as an alternative "considered and eliminated."

**TABLE OF CONTENTS,
LIST OF FIGURES AND LIST OF TABLES**

TABLE OF CONTENTS

PREFACE	P-1
GLOSSARY OF ACRONYMS.....	G-1
G.1 Acronyms for the Build Alternatives	G-1
G.2 Other Acronyms	G-2
G.3 Measurements.....	G-3
1.0 SUMMARY AND PROJECT DATA	1-1
1.1 Purpose of the Study.....	1-1
1.2 Limits and Purpose of the Project	1-1
1.2.1 Need for the Project.....	1-1
1.2.2 Purpose of the Project.....	1-2
1.3 Description of the Alternatives.....	1-2
1.3.1 Overview of the Alternatives.....	1-2
1.3.2 Corridor Alternatives.....	1-3
1.3.2.1 Overview of the Corridor Alternatives	1-3
1.3.2.2 Far East Corridor Alternatives	1-4
1.3.2.3 Central Corridor Alternatives.....	1-9
1.3.2.4 Alignment 7 Alternatives	1-11
1.3.3 Arterial Improvements Alternatives.....	1-15
1.3.3.1 Arterial Improvements Only Alternative	1-15
1.3.3.2 Arterial Improvements Plus HOV and Spot Mixed Flow Lanes on I-5 Alternative.....	1-16
1.3.4 I-5 Alternative	1-17
1.3.4.1 I-5 Improvements under the I-5 Alternative	1-17
1.3.5 No Action Alternatives.....	1-17
1.3.5.1 No Action Alternative – OCP-2000	1-18
1.3.5.2 No Action Alternative – RMV Development Plan	1-18
1.4 Basis of Findings	1-19
1.5 Description of Displacement Area	1-19
1.6 Estimated Displacement by Alternative	1-20
1.6.1 Residential Displacement	1-20
1.6.2 Business, Institutional and Non-Profit Displacement.....	1-21
1.6.3 Agricultural Displacement	1-21
1.7 Replacement Resources.....	1-22
1.7.1 Replacement Area	1-22
1.7.2 Adequacy of Replacement Resources	1-23
1.7.3 Affordability of Residential Replacement Resources	1-23
1.7.4 Relocation Problems.....	1-23
1.7.5 Relocation Programs	1-24
1.7.5.1 Relocation Assistance Program.....	1-24
1.7.5.2 Last Resort Housing Program	1-25
1.7.5.3 Replacement Housing Program.....	1-25
1.7.6 Estimated Displacement Period by Alignment.....	1-25
1.7.7 Field Relocation Office	1-25
2.0 DETAILED ANALYSIS.....	2-1
2.1 Displacement Area	2-1
2.1.1 Residential Displacements	2-1

2.1.1.1	FEC-Initial Alternative	2-1
2.1.1.2	FEC-Ultimate Alternative	2-1
2.1.1.3	FEC-TV-Initial Alternative	2-1
2.1.1.4	FEC-TV-Ultimate Alternative	2-1
2.1.1.5	FEC-APV-Initial Alternative	2-2
2.1.1.6	FEC-APV-Ultimate Alternative	2-2
2.1.1.7	FEC-CV-Initial Alternative	2-2
2.1.1.8	FEC-CV-Ultimate Alternative	2-2
2.1.1.9	FEC-AFV-Initial Alternative	2-3
2.1.1.10	FEC-AFV-Ultimate Alternative	2-3
2.1.1.11	FEC-OHV-Initial Alternative	2-3
2.1.1.12	FEC-OHV-Ultimate Alternative	2-3
2.1.1.13	CC-Initial Alternative	2-3
2.1.1.14	CC-Ultimate Alternative	2-3
2.1.1.15	CC-ALPV-Initial Alternative	2-4
2.1.1.16	CC-ALPV-Ultimate Alternative	2-4
2.1.1.17	CC-OHV-Initial Alternative	2-5
2.1.1.18	CC-OHV-Ultimate Alternative	2-5
2.1.1.19	A7C-Initial Alternative	2-5
2.1.1.20	A7C-Ultimate Alternative	2-5
2.1.1.21	A7C-7SV-Initial Alternative	2-6
2.1.1.22	A7C-7SV-Ultimate Alternative	2-6
2.1.1.23	A7C-FECV-Initial Alternative	2-6
2.1.1.24	A7C-FECV-Ultimate Alternative	2-7
2.1.1.25	A7C-FECV-C-Initial Alternative	2-7
2.1.1.26	A7C-FECV-C-Ultimate Alternative	2-8
2.1.1.27	A7C-FECV-AF-Initial Alternative	2-8
2.1.1.28	A7C-FECV-AF-Ultimate Alternative	2-8
2.1.1.29	A7C-OHV-Initial Alternative	2-9
2.1.1.30	A7C-OHV-Ultimate Alternative	2-9
2.1.1.31	A7C-ALPV-Initial Alternative	2-9
2.1.1.32	A7C-ALPV-Ultimate Alternative	2-9
2.1.1.33	AIO Alternative	2-10
2.1.1.34	AIP Alternative	2-10
2.1.1.35	I-5 Alternative	2-11
2.1.1.36	FEC-M-Initial Alternative	2-11
2.1.1.37	FEC-M-Ultimate Alternative	2-11
2.1.1.38	FEC-W-Initial Alternative	2-11
2.1.1.39	FEC-W-Ultimate Alternative	2-11
2.1.1.40	A7C-FEC-M-Initial Alternative	2-11
2.1.1.41	A7C-FEC-M-Ultimate Alternative	2-11
2.1.2	Business and Non-Profit Displacements	2-12
2.1.2.1	FEC-Initial Alternative	2-12
2.1.2.2	FEC-Ultimate Alternative	2-12
2.1.2.3	FEC-TV-Initial Alternative	2-12
2.1.2.4	FEC-TV-Ultimate Alternative	2-12
2.1.2.5	FEC-APV-Initial Alternative	2-12
2.1.2.6	FEC-APV-Ultimate Alternative	2-12
2.1.2.7	FEC-CV-Initial Alternative	2-12
2.1.2.8	FEC-CV-Ultimate Alternative	2-12
2.1.2.9	FEC-AFV-Initial Alternative	2-12

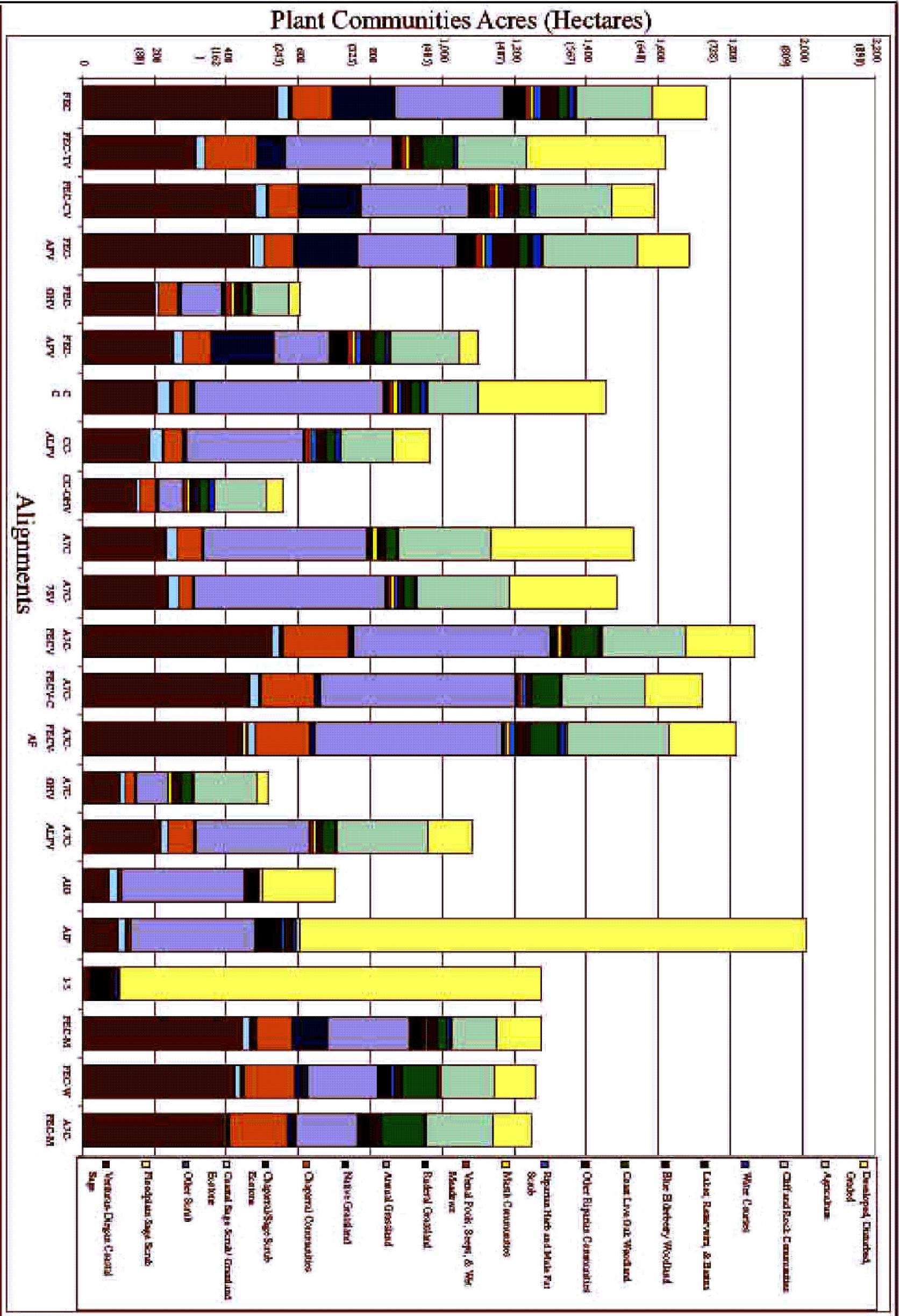
2.1.2.10	FEC-AFV-Ultimate Alternative.....	2-13
2.1.2.11	FEC-OHV-Initial Alternative.....	2-13
2.1.2.12	FEC-OHV-Ultimate Alternative	2-13
2.1.2.13	CC-Initial Alternative	2-13
2.1.2.14	CC-Ultimate Alternative	2-13
2.1.2.15	CC-ALPV-Initial Alternative.....	2-13
2.1.2.16	CC-ALPV-Ultimate Alternative	2-13
2.1.2.17	CC-OHV-Initial Alternative.....	2-13
2.1.2.18	CC-OHV-Ultimate Alternative	2-13
2.1.2.19	A7C-Initial Alternative	2-14
2.1.2.20	A7C-Ultimate Alternative	2-14
2.1.2.21	A7C-7SV-Initial Alternative.....	2-14
2.1.2.22	A7C-7SV-Ultimate Alternative	2-14
2.1.2.23	A7C-FECV-Initial Alternative.....	2-14
2.1.2.24	A7C-FECV-Ultimate Alternative	2-14
2.1.2.25	A7C-FECV-C-Initial Alternative.....	2-14
2.1.2.26	A7C-FECV-C-Ultimate Alternative	2-15
2.1.2.27	A7C-FECV-AF-Initial Alternative	2-15
2.1.2.28	A7C-FECV-AF-Ultimate Alternative	2-15
2.1.2.29	A7C-OHV-Initial Alternative	2-15
2.1.2.30	A7C-OHV-Ultimate Alternative	2-15
2.1.2.31	A7C-ALPV-Initial Alternative.....	2-15
2.1.2.32	A7C-ALPV-Ultimate Alternative	2-15
2.1.2.33	AIO Alternative.....	2-15
2.1.2.34	AIP Alternative	2-15
2.1.2.35	I-5 Alternative	2-16
2.1.2.36	FEC-M-Initial Alternative.....	2-16
2.1.2.37	FEC-M-Ultimate Alternative	2-16
2.1.2.38	FEC-W-Initial Alternative	2-16
2.1.2.39	FEC-W-Ultimate Alternative	2-16
2.1.2.40	A7C-FEC-M-Initial Alternative	2-16
2.1.2.41	A7C-FEC-M-Ultimate Alternative	2-16
2.1.3	Agricultural Displacements.....	2-16
2.1.3.1	FEC-Initial Alternative	2-16
2.1.3.2	FEC-Ultimate Alternative	2-17
2.1.3.3	FEC-TV-Initial Alternative	2-17
2.1.3.4	FEC-TV-Ultimate Alternative	2-17
2.1.3.5	FEC-APV-Initial Alternative	2-17
2.1.3.6	FEC-APV-Ultimate Alternative	2-17
2.1.3.7	FEC-CV-Initial Alternative	2-17
2.1.3.8	FEC-CV-Ultimate Alternative	2-17
2.1.3.9	FEC-AFV-Initial Alternative	2-18
2.1.3.10	FEC-AFV-Ultimate Alternative	2-18
2.1.3.11	FEC-OHV-Initial Alternative	2-18
2.1.3.12	FEC-OHV-Ultimate Alternative	2-18
2.1.3.13	CC-Initial Alternative	2-18
2.1.3.14	CC-Ultimate Alternative	2-18
2.1.3.15	CC-ALPV-Initial Alternative	2-18
2.1.3.16	CC-ALPV-Ultimate Alternative	2-18
2.1.3.17	CC-OHV-Initial Alternative	2-19
2.1.3.18	CC-OHV-Ultimate Alternative	2-19

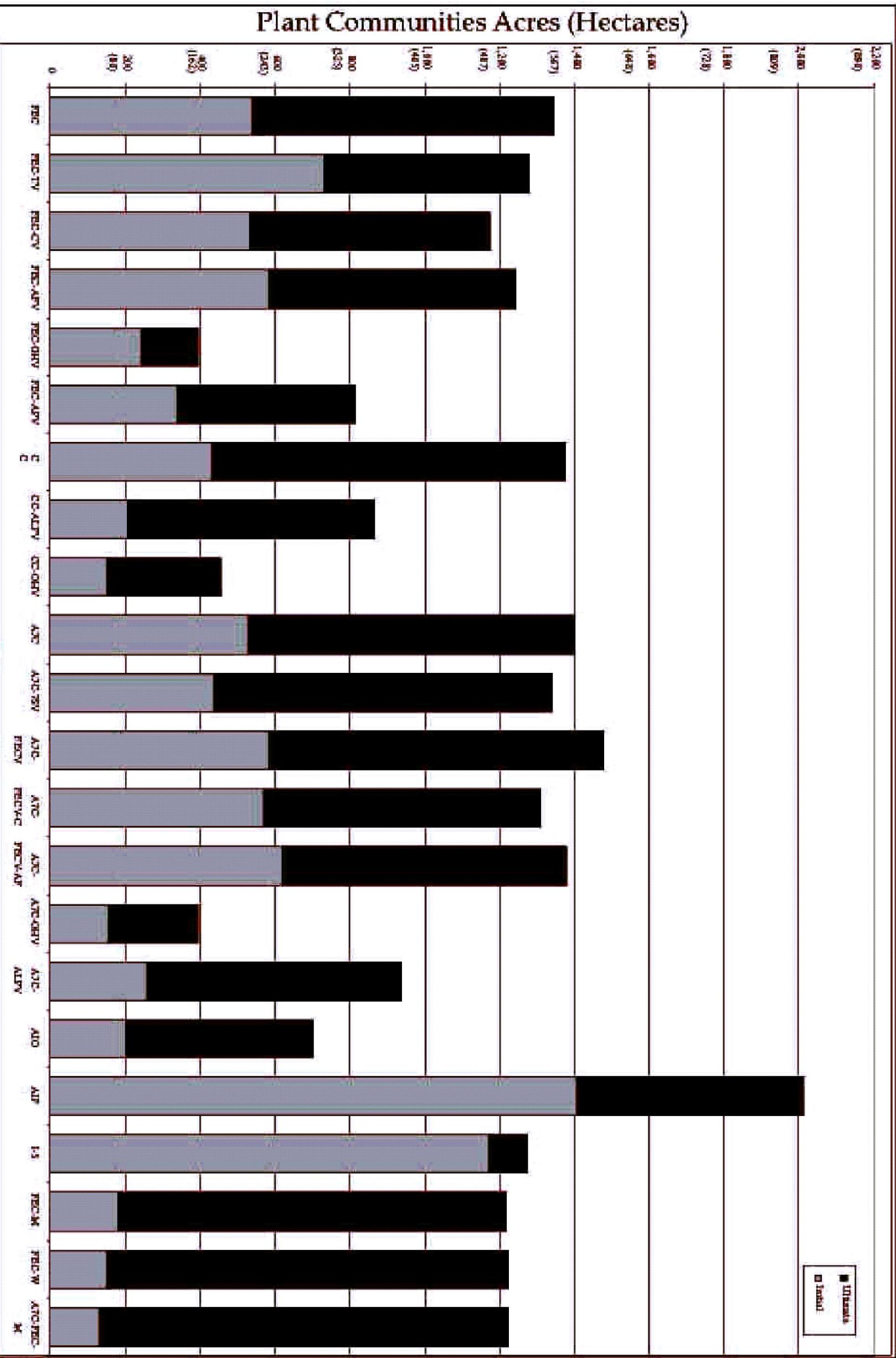
2.1.3.19	A7C-Initial Alternative	2-18
2.1.3.20	A7C-Ultimate Alternative	2-19
2.1.3.21	A7C-7SV-Initial Alternative	2-19
2.1.3.22	A7C-7SV-Ultimate Alternative	2-19
2.1.3.23	A7C-FECV-Initial Alternative	2-19
2.1.3.24	A7C-FECV-Ultimate Alternative	2-19
2.1.3.25	A7C-FECV-C-Initial Alternative	2-19
2.1.3.26	A7C-FECV-C-Ultimate Alternative	2-19
2.1.3.27	A7C-FECV-AF-Initial Alternative	2-20
2.1.3.28	A7C-FECV-AF-Ultimate Alternative	2-20
2.1.3.29	A7C-OHV-Initial Alternative	2-20
2.1.3.30	A7C-OHV-Ultimate Alternative	2-20
2.1.3.31	A7C-ALPV-Initial Alternative	2-20
2.1.3.32	A7C-ALPV-Ultimate Alternative	2-20
2.1.3.33	AIO Alternative	2-20
2.1.3.34	AIP Alternative	2-20
2.1.3.35	I-5 Alternative	2-20
2.1.3.36	FEC-M – Initial Alternative	2-20
2.1.3.37	FEC-M – Ultimate Alternative	2-21
2.1.3.38	FEC-W – Initial Alternative	2-21
2.1.3.39	FEC-W – Ultimate Alternative	2-21
2.1.3.40	A7C-FEC-M – Initial Alternative	2-21
2.1.3.41	A7C-FEC-M – Ultimate Alternative	2-21
2.2	Replacement Area	2-21
2.2.1	Replacement and Regional Area Definitions	2-21
2.2.1.1	Replacement Area	2-21
2.2.1.2	Regional Area	2-22
2.2.2	Population, Housing and Employment Forecasts	2-22
2.2.2.1	Existing and Projected Population	2-23
2.2.2.2	Existing and Projected Housing	2-23
2.2.2.3	Existing and Projected Employment	2-24
2.2.3	Demographic and Socioeconomic Characteristics	2-24
2.2.3.1	Housing Characteristics	2-24
2.2.3.2	Population Characteristics	2-25
2.2.3.3	Household Characteristics	2-26
2.2.3.4	Employment Characteristics	2-27
2.2.4	Relocation Resources	2-28
2.2.4.1	Residential Replacement Resources	2-28
2.2.4.2	Business and Non-Profit Replacement Resources	2-28
2.2.4.3	Agricultural Replacement Resources	2-29
2.3	Relocation Resources	2-29
2.3.1	FEC-Initial Alternative	2-29
2.3.1.1	Residential Relocation	2-29
2.3.1.2	Non-Residential Relocation	2-29
2.3.1.3	Agricultural Relocation	2-29
2.3.2	FEC-Ultimate Alternative	2-29
2.3.2.1	Residential Relocation	2-29
2.3.2.2	Non-Residential Relocation	2-29
2.3.2.3	Agricultural Relocation	2-29
2.3.3	FEC-TV-Initial Alternative	2-30
2.3.3.1	Residential Relocation	2-30

Plant Community Impacts by Ultimate Project Alternative

**SOCTIHP EIS/SEIR
Natural Environment Study**

Figure S-3



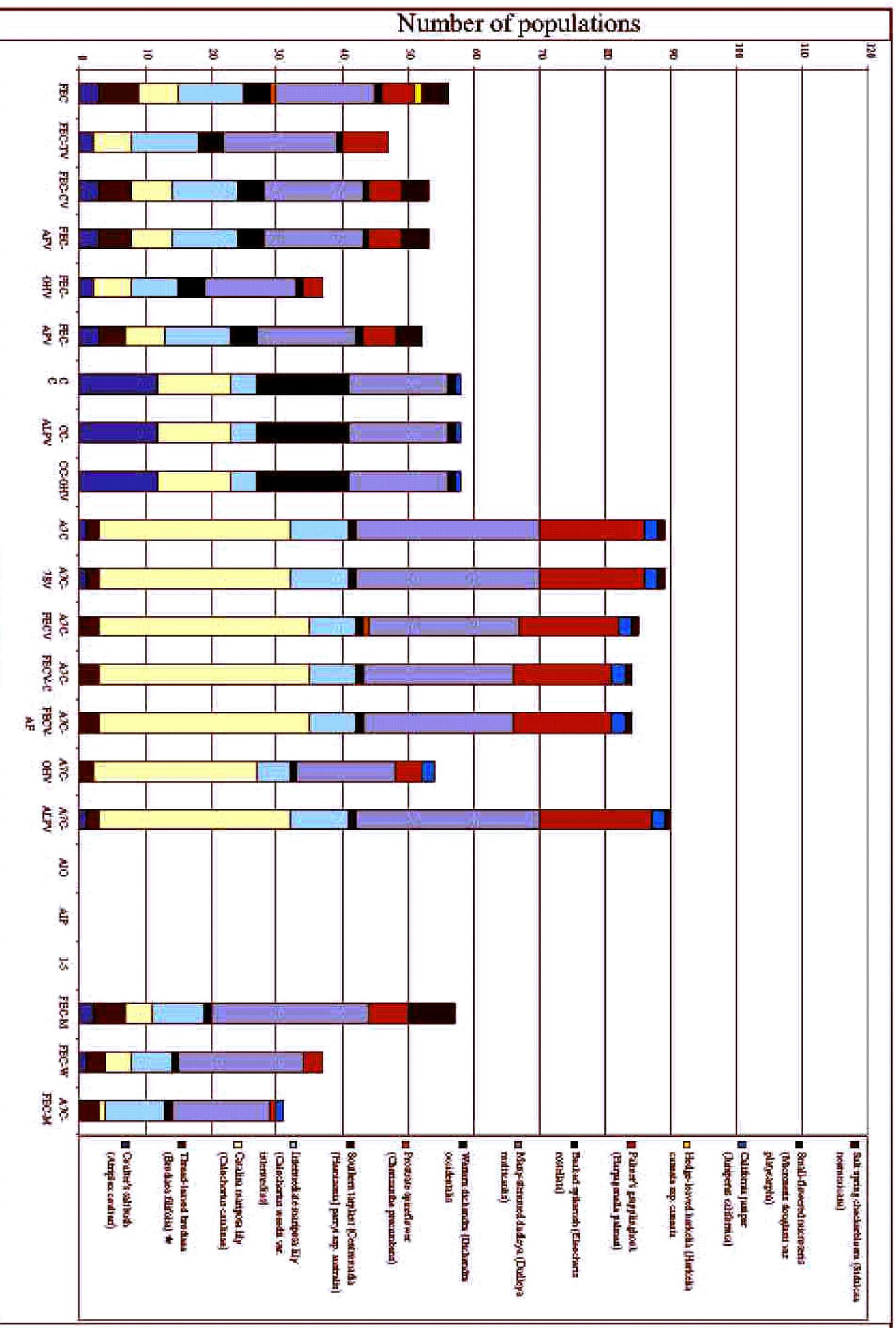


*Values for the ultimate include acreage above those already clarified for the initial phases.

Plant Community Impacts by Initial and Ultimate Project Alternatives

SOCTIEP EIS/SEIR
Natural Environment Study

SOCTIEP EIS/SEIR
Natural Environment Study

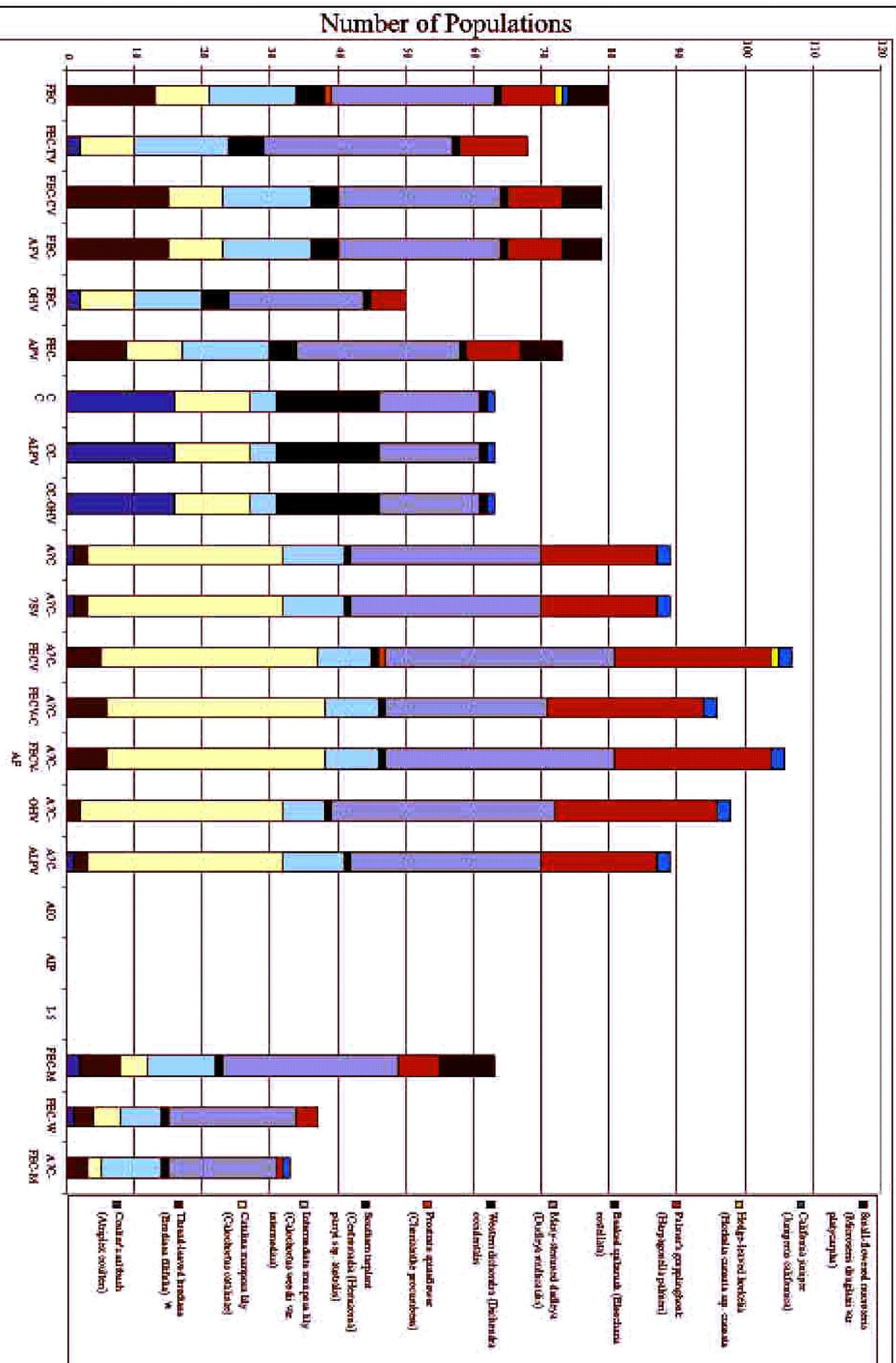


*** Federally Endangered**
SOCTIIP EIS/SEIR
Natural Environment Study

Alignments

Sensitive Plant Impacts by Initial Project Alternative

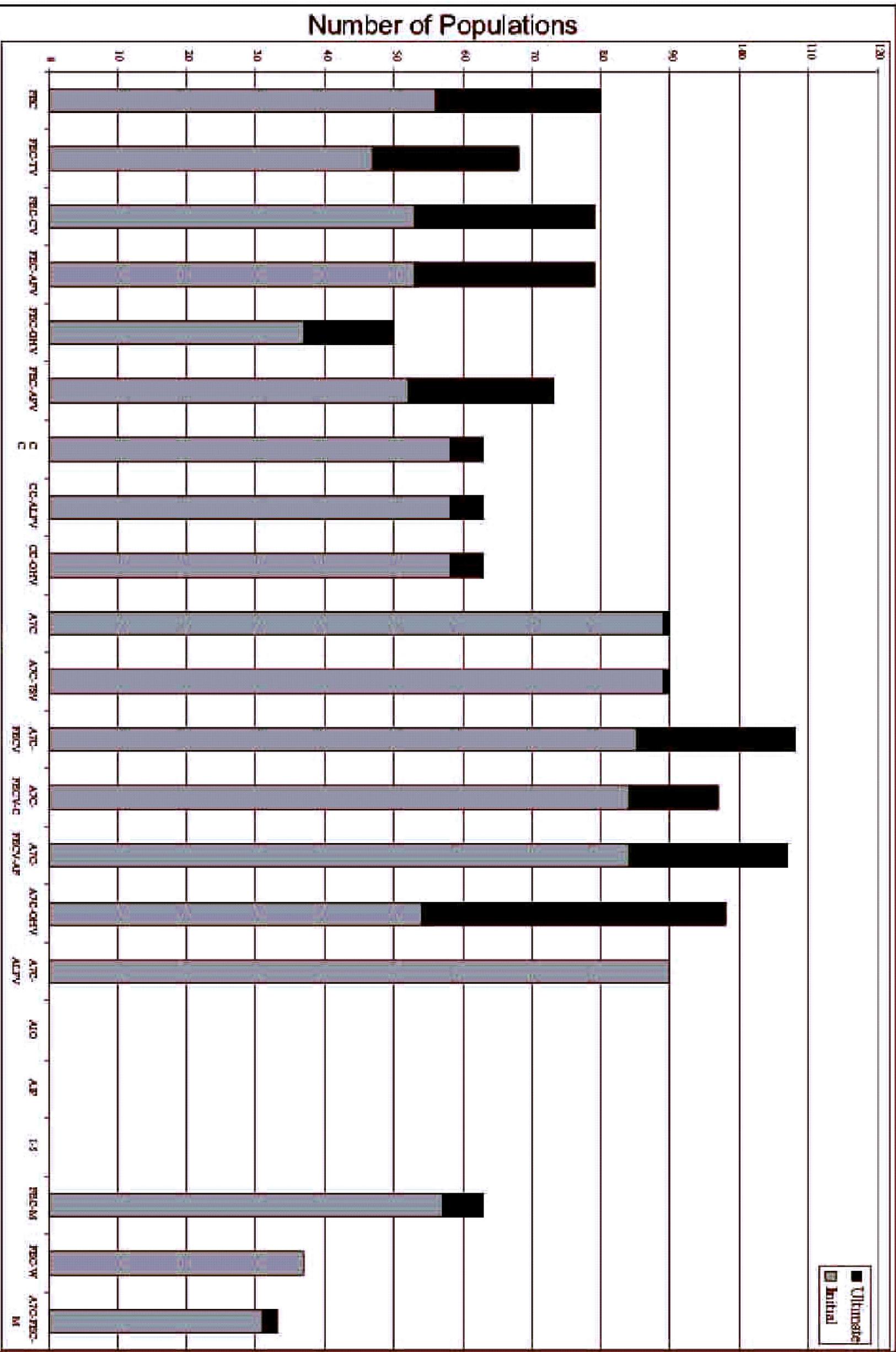
Figure S-5



*Federally Endangered

Alignments

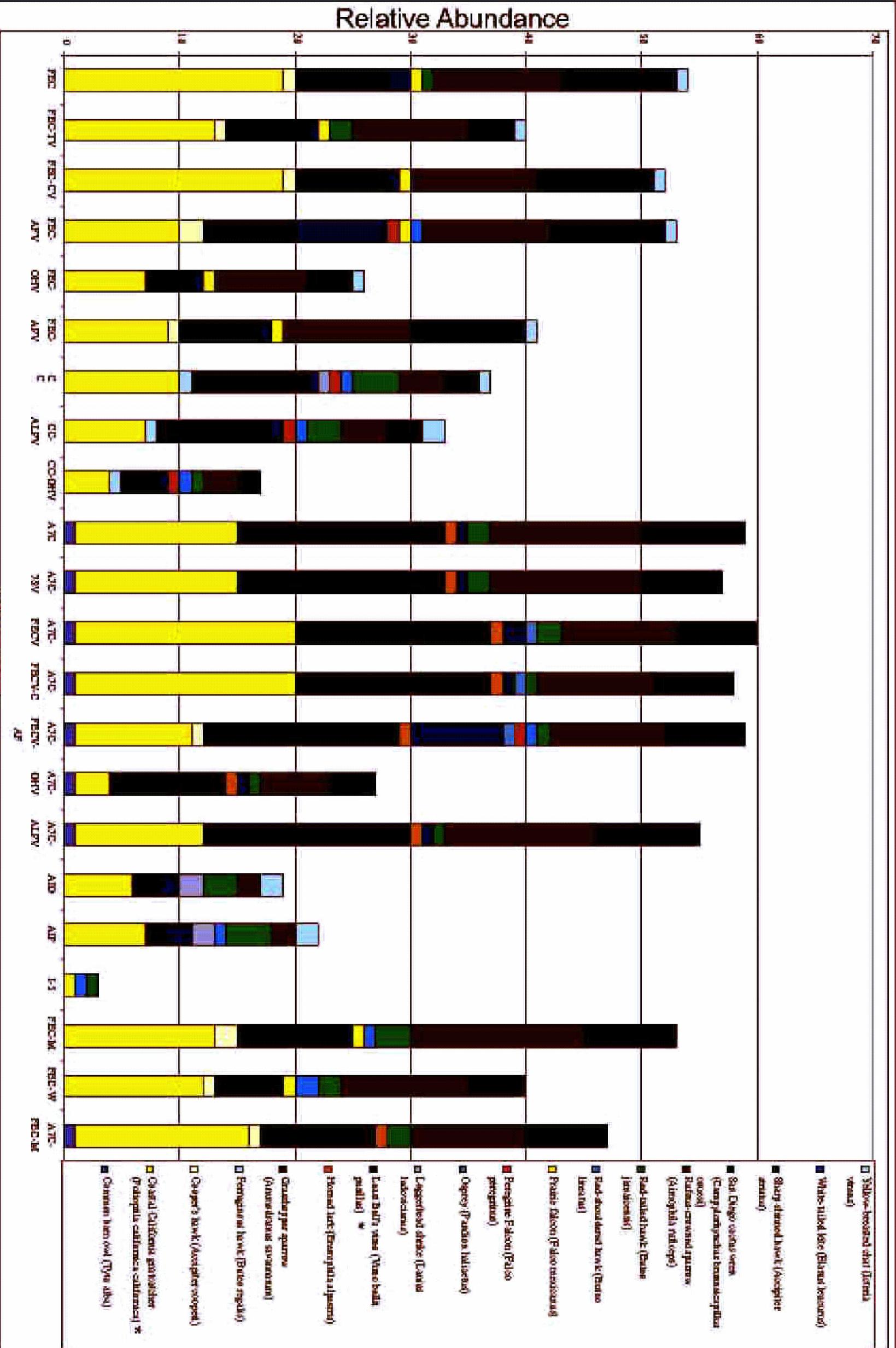
Sensitive Plant Impacts by Ultimate Project Alternative



*Values for the ultimate include acreage above those already identified for the initial phase.

Sensitive Plant Impacts by Initial and Ultimate Project Alternatives

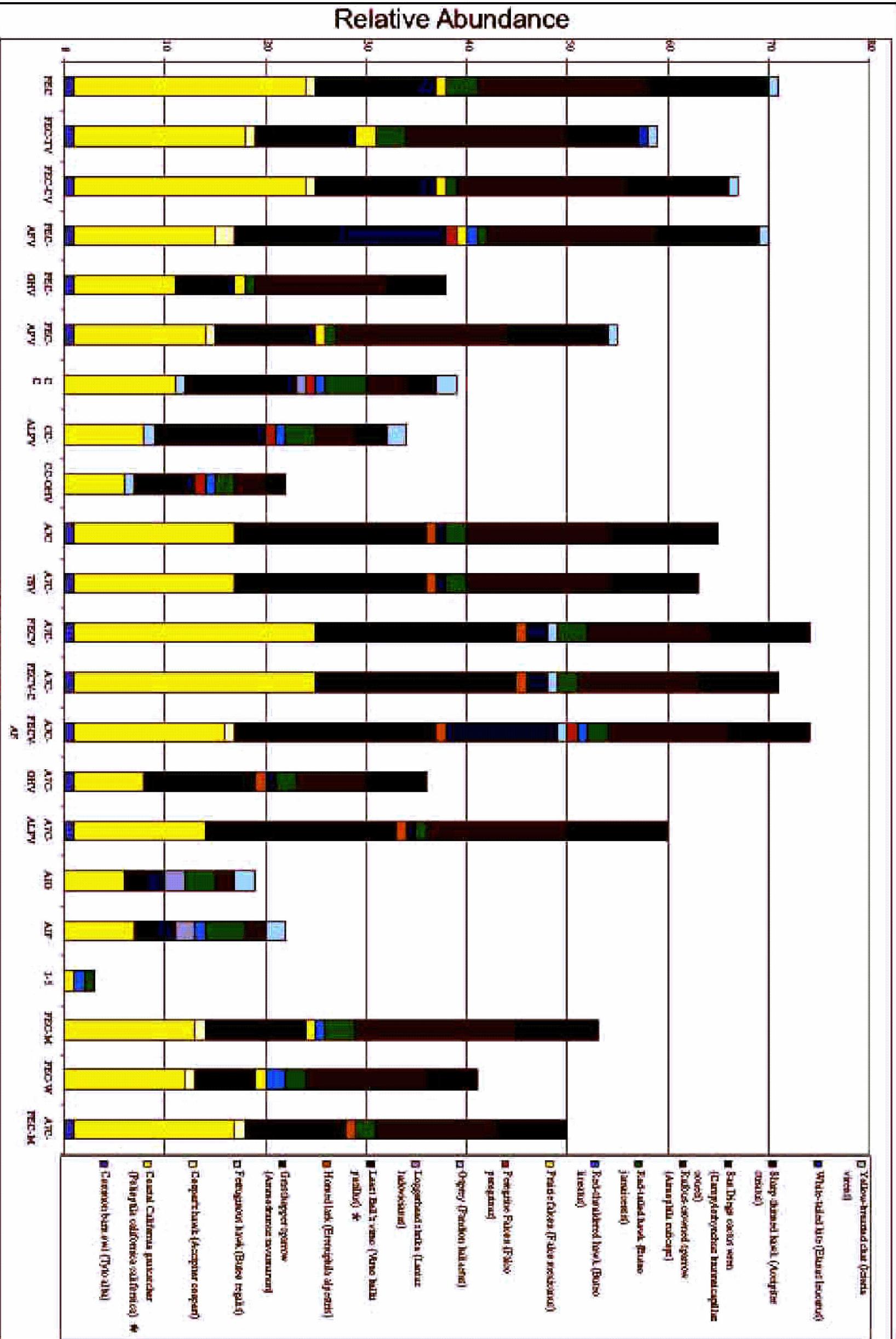
Figure S-7



Alignments

Sensitive Bird Impacts by Initial Project Alternative

* Federally Endangered



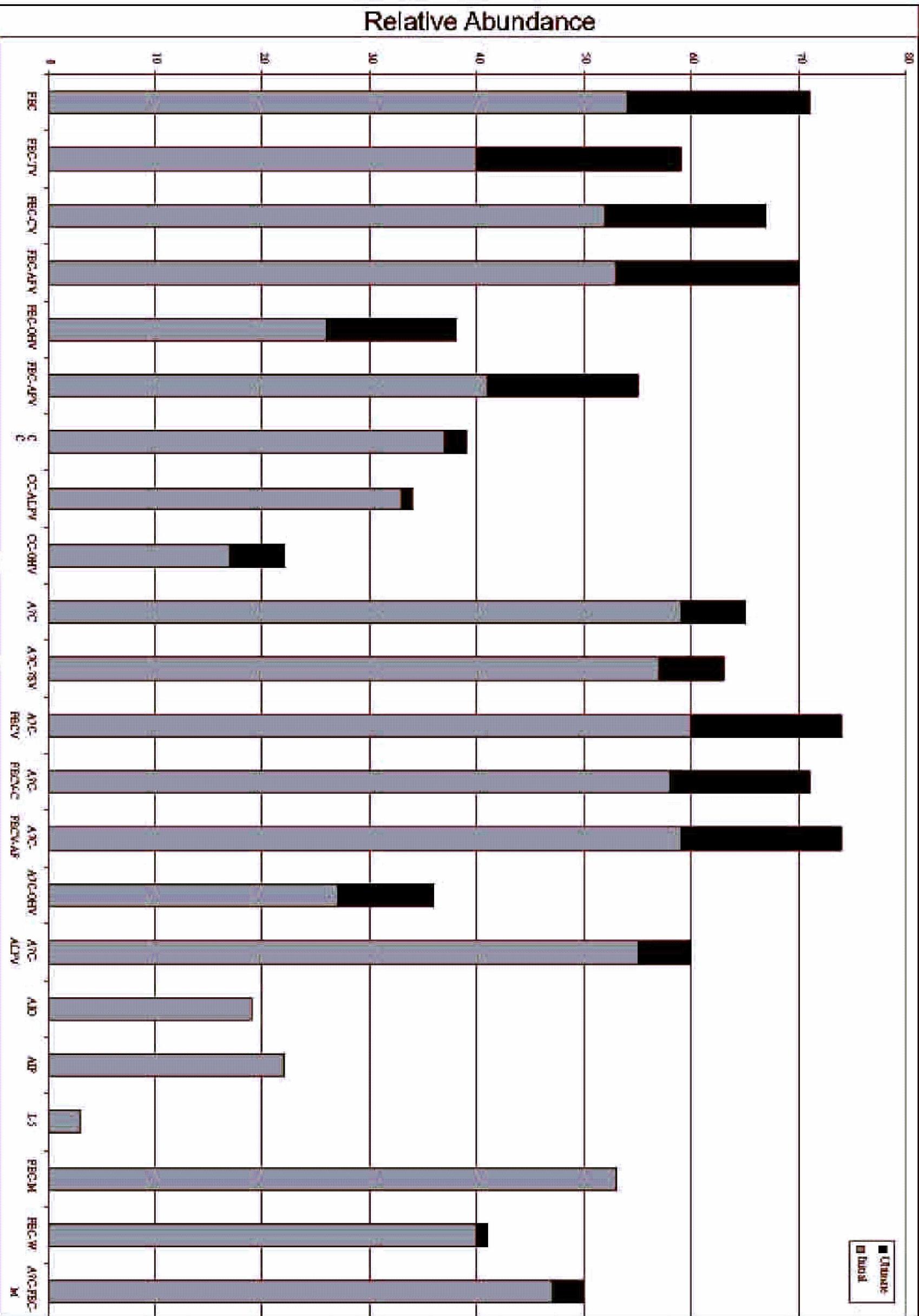
*** Federally Endangered**

SOCTIIP EIS/SEIR
Natural Environment Study

Sensitive Bird Impacts by Ultimate Project Alternative

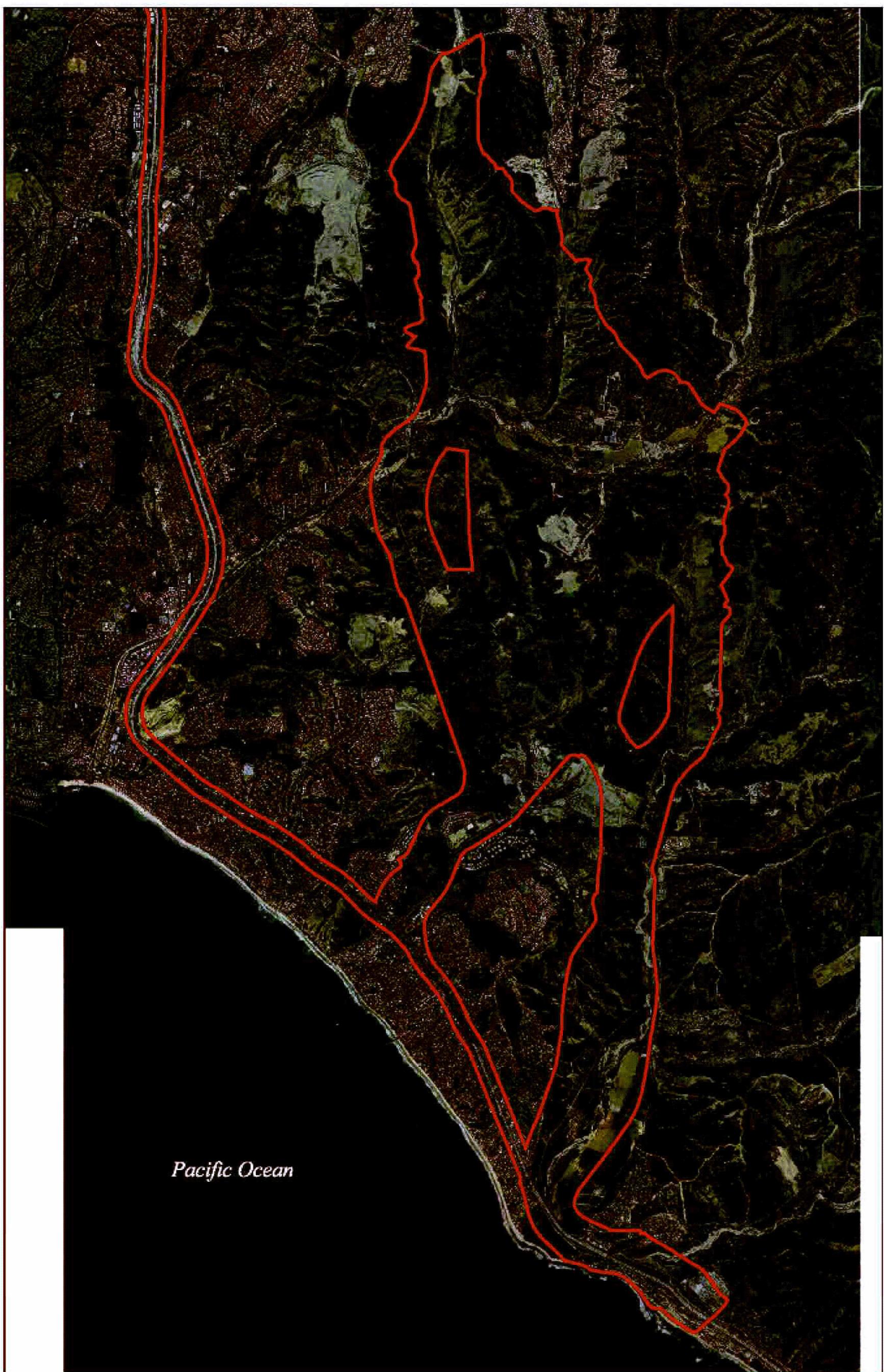
Alignments

Figure S-9



*Values for the ultimate include acreage above those already identified for the initial phase.

Sensitive Bird Impacts by Initial and Ultimate Project Alternatives



Source: P&D Consultants, Inc. 2003
Pomona 2003

Biological Study Area

2.3.3.2	Non-Residential Relocation.....	2-30
2.3.3.3	Agricultural Relocation	2-30
2.3.4	FEC-TV-Ultimate Alternative	2-30
2.3.4.1	Residential Relocation.....	2-30
2.3.4.2	Non-Residential Relocation.....	2-31
2.3.4.3	Agricultural Relocation	2-31
2.3.5	FEC-APV-Initial Alternative.....	2-31
2.3.5.1	Residential Relocation.....	2-31
2.3.5.2	Non-Residential Relocation.....	2-31
2.3.5.3	Agricultural Relocation	2-31
2.3.6	FEC-APV-Ultimate Alternative.....	2-32
2.3.6.1	Residential Relocation.....	2-32
2.3.6.2	Non-Residential Relocation.....	2-32
2.3.6.3	Agricultural Relocation	2-32
2.3.7	FEC-CV-Initial Alternative	2-32
2.3.7.1	Residential Relocation.....	2-32
2.3.7.2	Non-Residential Relocation.....	2-32
2.3.7.3	Agricultural Relocation	2-32
2.3.8	FEC-CV-Ultimate Alternative	2-33
2.3.8.1	Residential Relocation.....	2-33
2.3.8.2	Non-Residential Relocation.....	2-33
2.3.8.3	Agricultural Relocation	2-33
2.3.9	FEC-AFV-Initial Alternative	2-33
2.3.9.1	Residential Relocation.....	2-33
2.3.9.2	Non-Residential Relocation.....	2-33
2.3.9.3	Agricultural Relocation	2-33
2.3.10	FEC-AFV-Ultimate Alternative.....	2-33
2.3.10.1	Residential Relocation.....	2-33
2.3.10.2	Non-Residential Relocation.....	2-33
2.3.10.3	Agricultural Relocation	2-34
2.3.11	FEC-OHV-Initial Alternative	2-34
2.3.11.1	Residential Relocation.....	2-34
2.3.11.2	Non-Residential Relocation.....	2-34
2.3.11.3	Agricultural Relocation	2-34
2.3.12	FEC-OHV-Ultimate Alternative.....	2-34
2.3.12.1	Residential Relocation.....	2-34
2.3.12.2	Non-Residential Relocation.....	2-34
2.3.12.3	Agricultural Relocation	2-34
2.3.13	CC-Initial Alternative	2-34
2.3.13.1	Residential Relocation.....	2-34
2.3.13.2	Non-Residential Relocation.....	2-35
2.3.13.3	Agricultural Relocation	2-35
2.3.14	CC-Ultimate Alternative.....	2-35
2.3.14.1	Residential Relocation.....	2-35
2.3.14.2	Non-Residential Relocation.....	2-36
2.3.14.3	Agricultural Relocation	2-36
2.3.15	CC-ALPV-Initial Alternative.....	2-36
2.3.15.1	Residential Relocation.....	2-36
2.3.15.2	Non-Residential Relocation.....	2-36
2.3.15.3	Agricultural Relocation	2-36
2.3.16	CC-ALPV-Ultimate Alternative	2-36

2.3.16.1	Residential Relocation.....	2-36
2.3.16.2	Non-Residential Relocation.....	2-37
2.3.16.3	Agricultural Relocation	2-37
2.3.17	CC-OHV-Initial Alternative	2-37
2.3.17.1	Residential Relocation.....	2-37
2.3.17.2	Non-Residential Relocation.....	2-37
2.3.17.3	Agricultural Relocation	2-37
2.3.18	CC-OHV-Ultimate Alternative.....	2-37
2.3.18.1	Residential Relocation.....	2-37
2.3.18.2	Non-Residential Relocation.....	2-37
2.3.18.3	Agricultural Relocation	2-37
2.3.19	A7C-Initial Alternative	2-38
2.3.19.1	Residential Relocation.....	2-38
2.3.19.2	Non-Residential Relocation.....	2-38
2.3.19.3	Agricultural Relocation	2-38
2.3.20	A7C-Ultimate Alternative.....	2-38
2.3.20.1	Residential Relocation.....	2-38
2.3.20.2	Non-Residential Relocation.....	2-39
2.3.20.3	Agricultural Relocation	2-39
2.3.21	A7C-7SV-Initial Alternative.....	2-39
2.3.21.1	Residential Relocation.....	2-39
2.3.21.2	Non-Residential Relocation.....	2-40
2.3.21.3	Agricultural Relocation	2-40
2.3.22	A7C-7SV-Ultimate Alternative	2-40
2.3.22.1	Residential Relocation.....	2-40
2.3.22.2	Non-Residential Relocation.....	2-41
2.3.22.3	Agricultural Relocation	2-41
2.3.23	A7C-FECV-Initial Alternative.....	2-41
2.3.23.1	Residential Relocation.....	2-41
2.3.23.2	Non-Residential Relocation.....	2-41
2.3.23.3	Agricultural Relocation	2-41
2.3.24	A7C-FECV-Ultimate Alternative	2-41
2.3.24.1	Residential Relocation.....	2-41
2.3.24.2	Non-Residential Relocation.....	2-42
2.3.24.3	Agricultural Relocation	2-42
2.3.25	A7C-FECV-C-Initial Alternative.....	2-42
2.3.25.1	Residential Relocation.....	2-42
2.3.25.2	Non-Residential Relocation.....	2-42
2.3.25.3	Agricultural Relocation	2-42
2.3.26	A7C-FECV-C-Ultimate Alternative	2-42
2.3.26.1	Residential Relocation.....	2-42
2.3.26.2	Non-Residential Relocation.....	2-43
2.3.26.3	Agricultural Relocation	2-43
2.3.27	A7C-FECV-AF-Initial Alternative	2-43
2.3.27.1	Residential Relocation.....	2-43
2.3.27.2	Non-Residential Relocation.....	2-43
2.3.27.3	Agricultural Relocation	2-43
2.3.28	A7C-FECV-AF-Ultimate Alternative.....	2-43
2.3.28.1	Residential Relocation.....	2-43
2.3.28.2	Non-Residential Relocation.....	2-43
2.3.28.3	Agricultural Relocation	2-44

2.3.29	A7C-OHV-Initial Alternative	2-44
2.3.29.1	Residential Relocation.....	2-44
2.3.29.2	Non-Residential Relocation.....	2-44
2.3.29.3	Agricultural Relocation	2-44
2.3.30	A7C-OHV-Ultimate Alternative.....	2-44
2.3.30.1	Residential Relocation.....	2-44
2.3.30.2	Non-Residential Relocation.....	2-44
2.3.30.3	Agricultural Relocation	2-44
2.3.31	A7C-ALPV-Initial Alternative	2-44
2.3.31.1	Residential Relocation.....	2-44
2.3.31.2	Non-Residential Relocation.....	2-45
2.3.31.3	Agricultural Relocation	2-45
2.3.32	A7C-ALPV-Ultimate Alternative.....	2-45
2.3.32.1	Residential Relocation.....	2-45
2.3.32.2	Non-Residential Relocation.....	2-45
2.3.32.3	Agricultural Relocation	2-45
2.3.33	AIO Alternative	2-45
2.3.33.1	Residential Relocation.....	2-45
2.3.33.2	Non-Residential Relocation.....	2-46
2.3.33.3	Agricultural Relocation	2-46
2.3.34	AIP Alternative	2-46
2.3.34.1	Residential Relocation.....	2-46
2.3.34.2	Non-Residential Relocation.....	2-46
2.3.34.3	Agricultural Relocation	2-47
2.3.35	I-5 Alternative.....	2-47
2.3.35.1	Residential Relocation.....	2-47
2.3.35.2	Non-Residential Relocation.....	2-47
2.3.35.3	Agricultural Relocation	2-48
2.3.36	FEC-M-Initial Alternative	2-48
2.3.36.1	Residential Relocation.....	2-48
2.3.36.2	Non-Residential Displacement	2-48
2.3.36.3	Agricultural Displacements	2-48
2.3.37	FEC-M-Ultimate Alternative	2-48
2.3.37.1	Residential Relocation.....	2-48
2.3.37.2	Non-Residential Displacement	2-48
2.3.37.3	Agricultural Displacements	2-48
2.3.38	FEC-W-Initial Alternative	2-48
2.3.38.1	Residential Relocation.....	2-48
2.3.38.2	Non-Residential Displacement	2-48
2.3.38.3	Agricultural Displacements	2-49
2.3.39	FEC-W-Ultimate Alternative.....	2-49
2.3.39.1	Residential Relocation.....	2-49
2.3.39.2	Non-Residential Displacement	2-49
2.3.39.3	Agricultural Displacements	2-49
2.3.40	A7C-FEC-M-Initial Alternative.....	2-49
2.3.40.1	Residential Relocation.....	2-49
2.3.40.2	Non-Residential Displacement	2-49
2.3.40.3	Agricultural Displacements	2-49
2.3.41	A7C-FEC-M-Ultimate Alternative	2-49
2.3.41.1	Residential Relocation.....	2-49
2.3.41.2	Non-Residential Displacement	2-49

2.4	2.3.41.3 Agricultural Displacements	2-50
	Relocation Problems and Program.....	2-50
2.4.1	Relocation Problems	2-50
2.4.1.1	Special Needs Groups.....	2-50
2.4.1.2	Impact on Low or Moderate Income Housing Stock.....	2-50
2.4.1.3	Replacement Area References.....	2-50
2.4.1.4	Competing Displacement Needs	2-50
2.4.1.5	Environmental Justice.....	2-50
2.4.2	Relocation Programs.....	2-51
2.4.2.1	Relocation Assistance Program.....	2-51
2.4.2.2	Last Resort Housing Program.....	2-52
2.4.2.3	Replacement Housing Program	2-52

Appendix A: References

Appendix B: Listing of Displacement Properties

Appendix C: Relocation Assistance Program Description

Appendix D: List of Potential Competing Displacement Projects

LIST OF TABLES

P-1	SOCTIIP Alternatives Advanced to the EIS/SEIR or Eliminated from Detailed Evaluation in the EIS/SEIR.....	P-3
1.2-1	Distance of Deficient Level of Service on I-5 in 2020	1-26
1.2-2	Descriptions of the Level of Service.....	1-26
1.2-3	Level of Service Considerations California State Highway Planning	1-28
1.3-1	Overview of the SOCTIIP Alternatives	1-30
1.3-2	Characteristics of the Far East Corridor - Complete - Initial and Ultimate Alternatives.....	1-32
1.3-3	Characteristics of the Far East Corridor - Talega Variation - Initial and Ultimate Alternatives.....	1-34
1.3-4	Characteristics of the Far East Corridor - Cristianitos Variation - Initial and Ultimate Alternatives.....	1-35
1.3-5	Characteristics of the Far East Corridor - Agricultural Fields Variation - Initial and Ultimate Alternatives	1-36
1.3-6	Characteristics of the Far East Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives	1-38
1.3-7	Characteristics of the Far East Corridor - Avenida Pico Variation - Initial and Ultimate Alternatives	1-39
1.3-8	Characteristics of the Far East Corridor – West – Initial and Ultimate Alternatives.....	1-40
1.3-9	Characteristics of the Far East Corridor – Modified – Initial and Ultimate Alternatives	1-42
1.3-10	Characteristics of the Central Corridor - Complete - Initial and Ultimate Alternatives	1-44
1.3-11	Characteristics of the Central Corridor - Avenida La Pata Variation - Initial and Ultimate Alternatives	1-46
1.3-12	Characteristics of the Central Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives	1-47
1.3-13	Characteristics of the Alignment 7 Corridor - Complete - Initial and Ultimate Alternatives	1-48
1.3-14	Characteristics of the Alignment 7 Corridor - 7 Swing Variation - Initial and Ultimate Alternatives	1-49
1.3-15	Characteristics of the Alignment 7 Corridor - Far East Crossover Variation - Initial and Ultimate Alternatives	1-50
1.3-16	Characteristics of the Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial and Ultimate Alternatives	1-51
1.3-17	Characteristics of the Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial and Ultimate Alternatives	1-52
1.3-18	Characteristics of the Alignment 7 Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives	1-53
1.3-19	Characteristics of the Alignment 7 Corridor - Avenida La Pata Variation - Initial and Ultimate Alternatives	1-54
1.3-20	Characteristics of the Alignment 7 Corridor – Far East Crossover – Modified – Initial and Ultimate Alternatives	1-55
1.3-21	No Action Alternatives	1-57
1.6-1	Residential Displacement by Alternative SOCTIIP Ultimate Alternatives	1-58
1.6-2	Residential Displacement by Alternative SOCTIIP Initial Alternatives.....	1-59
1.6-2a	Residential Displacement by Alternative SOCTIIP Additional Alternatives	1-60
1.6-3	Non-Residential Displacement by Alternative SOCTIIP Alternatives.....	1-61
1.6-3a	Non-Residential Displacement by Alternative SOCTIIP Additional Alternatives	1-62
1.6-4	Agricultural Displacement by SOCTIIP Build Alternative FEC-Initial Alternative	1-63
1.6-4a	Agricultural Displacement by SOCTIIP Additional Build Alternative	1-64

2.1-1	Residential Displacement by Community Under the FEC-TV-Initial Alternative	2-53
2.1-2	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the FEC-TV-Initial Alternative	2-54
2.1-3	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms FEC-TV-Initial Alternative.....	2-56
2.1-4	Residential Displacement by Community Under the FEC-TV-Ultimate Alternative.....	2-57
2.1-5	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the FEC-TV-Ultimate Alternative.....	2-58
2.1-6	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the FEC-TV-Ultimate Alternative	2-60
2.1-7	Residential Displacement by Community Under the FEC-CV-Initial Alternative.....	2-61
2.1-8	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the FEC-CV-Initial Alternative	2-62
2.1-9	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the FEC-CV-Initial Alternative.....	2-64
2.1-10	Residential Displacement by Community FEC-CV-Ultimate Alternative	2-65
2.1-11	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the FEC-CV-Ultimate Alternative.....	2-66
2.1-12	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the FEC-CV-Ultimate Alternative	2-68
2.1-13	Residential Displacement by Community Under the CC-Initial Alternative.....	2-69
2.1-14	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the CC-Initial Alternative	2-70
2.1-15	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the CC-Initial Alternative	2-72
2.1-16	Residential Displacement by Community Under the CC-Ultimate Alternative	2-73
2.1-17	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the CC-Ultimate Alternative.....	2-74
2.1-18	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the CC-Ultimate Alternative	2-76
2.1-19	Residential Displacement by Community Under the CC-ALPV-Initial Alternative	2-77
2.1-20	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the CC-ALPV-Initial Alternative	2-78
2.1-21	Residential Displacement by Community Under the CC-ALPV-Ultimate Alternative	2-80
2.1-22	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the CC-ALPV-Ultimate Alternative	2-81
2.1-23	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the CC-ALPV-Ultimate Alternative	2-83
2.1-24	Residential Displacement by Community Under the A7C-Initial Alternative	2-84
2.1-25	Total Displaced Dwelling Units for Sale Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-Initial Alternative.....	2-85
2.1-26	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-Initial Alternative	2-87
2.1-27	Residential Displacement by Community Under the A7C-Ultimate Alternative	2-88
2.1-28	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-Ultimate Alternative	2-89
2.1-29	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-Ultimate Alternative.....	2-91
2.1-30	Residential Displacement by Community Under the A7C-7SV-Initial Alternative	2-92
2.1-31	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-7SV-Initial Alternative	2-93

2.1-32	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-7SV-Initial Alternative.....	2-95
2.1-33	Residential Displacement by Community Under the A7C-7SV-Ultimate Alternative.....	2-96
2.1-34	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-7SV-Ultimate Alternative	2-97
2.1-35	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-7SV-Ultimate Alternative	2-99
2.1-36	Residential Displacement by Community Under the A7C-FECV-Initial Alternative	2-100
2.1-37	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-Initial Alternative	2-101
2.1-38	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-Initial Alternative.....	2-103
2.1-38a	Residential Displacement by Community Under the A7C-FECV-Ultimate Alternative	2-104
2.1-38b	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-Ultimate Alternative.....	2-105
2.1-38c	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-Ultimate Alternative	2-107
2.1-39	Residential Displacement by Community Under the A7C-FECV-C-Initial Alternative	2-108
2.1-40	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-C-Initial Alternative	2-109
2.1-41	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-C-Initial Alternative.....	2-111
2.1-42	Residential Displacement by Community Under the A7C-FECV-C-Ultimate Alternative	2-112
2.1-43	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-C-Ultimate Alternative	2-113
2.1-44	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-C-Ultimate Alternative	2-115
2.1-45	Residential Displacement by Community Under the A7C-FECV-AF-Initial Alternative	2-116
2.1-46	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-AF-Initial Alternative	2-117
2.1-47	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-AF-Initial Alternative	2-119
2.1-47a	Residential Displacement by Community Under the A7C-FECV-AF-Ultimate Alternative	2-120
2.1-47b	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-FECV-AF-Ultimate Alternative.....	2-121
2.1-47c	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-FECV-AF-Ultimate Alternative	2-123
2.1-48	Residential Displacement by Community Under the A7C-ALPV-Initial Alternative.....	2-124
2.1-49	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-ALPV-Initial Alternative	2-125
2.1-50	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-ALPV-Initial Alternative.....	2-127
2.1-51	Residential Displacement by Community Under the A7C-ALPV-Ultimate Alternative	2-128
2.1-52	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the A7C-ALPV-Ultimate Alternative.....	2-129
2.1-53	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the A7C-ALPV-Ultimate Alternative	2-131
2.1-54	Residential Displacement by Community under the AIO Alternative.....	2-132
2.1-55	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the AIO Alternative	2-133

2.1-56	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the AIO Alternative	2-135
2.1-57	Residential Displacement by Community Under the AIP Alternative	2-136
2.1-58	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the AIP Alternative.....	2-137
2.1-59	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the AIP Alternative.....	2-139
2.1-60	Residential Displacement by Community Under the I-5 Alternative.....	2-140
2.1-61	Total Displaced Owner-Occupied Dwelling Units by Community, Price and Number of Bedrooms Under the I-5 Alternative	2-141
2.1-62	Total Displaced Dwelling Units for Rent by Community, Price and Number of Bedrooms Under the I-5 Alternative.....	2-143
2.1-63	Displaced Non-Residential Uses by Type and Community Under the FEC-TV-Initial Alternative	2-144
2.1-64	Displaced Non-Residential Uses by Type and Community Under the FEC-TV-Ultimate Alternative	2-145
2.1-65	Displaced Non-Residential Uses by Type and Community Under the CC-Initial Alternative	2-146
2.1-66	Displaced Non-Residential Uses by Type and Community Under the CC-Ultimate Alternative	2-147
2.1-67	Displaced Non-Residential Uses by Type and Community Under the A7C-Initial Alternative	2-148
2.1-68	Displaced Non-Residential Uses by Type and Community Under the A7C-Ultimate Alternative	2-149
2.1-69	Displaced Non-Residential Uses by Type and Community Under the A7C-7SV-Initial Alternative	2-150
2.1-70	Displaced Non-Residential Uses by Type and Community Under the A7C-7SV-Ultimate Alternative	2-151
2.1-71	Displaced Non-Residential Uses by Type and Community Under the AIO Alternative.....	2-152
2.1-72	Displaced Non-Residential Uses by Type and Community Under the AIP Alternative	2-153
2.1-73	Displaced Non-Residential Uses by Type and Community Under the I-5 Alternative	2-154
2.1-74	Agricultural Displacement by SOCTIIP Build Alternative	2-155
2.1-74a	Agricultural Displacement by SOCTIIP Additional Build Alternative	2-156
2.2-1	Population, Housing and Employment Forecasts SOCTIIP Replacement Area and Orange County Region	2-158
2.2-2	Demographic and Socioeconomic Characteristics for the SOCTIIP Communities, Study Area and Regional Area.....	2-160
2.2-3	Housing Units by Type in 2000 Study Area Communities and Region	2-161
2.2-4	Total Estimated Dwelling Units for Sale by Community, Price and Number of Bedrooms SOCTIIP Replacement Area.....	2-162
2.2-5	Total Estimated Dwelling Units for Rent by Community, Price and Number of Bedrooms in the SOCTIIP Replacement Area.....	2-164
2.2-6	Mobile Home Replacement Resources in the SOCTIIP Replacement Area in 2000	2-165
2.2-7	Non-Residential Replacement Resources in the SOCTIIP Study Area in October 2002	2-166
2.3-1	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-TV-Initial Alternative	2-167
2.3-2	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-TV-Initial Alternative	2-169

2.3-3	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-TV-Ultimate Alternative	2-170
2.3-4	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-TV-Ultimate Alternative	2-172
2.3-5	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-CV-Initial Alternative	2-173
2.3-6	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-CV-Initial Alternative	2-175
2.3-7	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-CV-Ultimate Alternative.....	2-176
2.3-8	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the FEC-CV-Ultimate Alternative.....	2-178
2.3-9	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the CC-Initial Alternative	2-179
2.3-10	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the CC-Initial Alternative	2-181
2.3-11	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the CC-Ultimate Alternative.....	2-182
2.3-12	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the CC-Ultimate Alternative.....	2-184
2.3-13	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the CC-ALPV-Initial Alternative	2-185
2.3-14	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the CC- ALPV -Ultimate Alternative.....	2-187
2.3-15	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the CC- ALPV -Ultimate Alternative.....	2-189
2.3-16	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-Initial Alternative.....	2-190
2.3-17	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-Initial Alternative.....	2-192
2.3-18	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-Ultimate Alternative	2-193
2.3-19	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-Ultimate Alternative	2-195
2.3-20	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-7SV-Initial Alternative	2-196
2.3-21	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-7SV-Initial Alternative	2-198
2.3-22	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-7SV-Ultimate Alternative	2-199
2.3-23	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-7SV- Ultimate Alternative	2-201
2.3-24	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-Initial Alternative	2-202
2.3-25	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-Initial Alternative	2-204
2.3-25a	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-Ultimate Alternative	2-205
2.3-25b	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-Ultimate Alternative	2-207

2.3-26	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-C-Initial Alternative	2-208
2.3-27	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-C-Initial Alternative	2-210
2.3-28	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-C-Ultimate.....	2-211
2.3-29	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-C-Ultimate....	2-213
2.3-30	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-AF-Initial Alternative.....	2-214
2.3-31	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV- AF -Initial Alternative....	2-216
2.3-31a	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV-AF-Ultimate Alternative	2-217
2.3-31b	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-FECV- AF -Ultimate Alternative	2-219
2.3-32	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-ALPV-Initial Alternative	2-220
2.3-33	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-ALPV-Initial Alternative	2-222
2.3-34	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-ALPV-Ultimate Alternative....	2-223
2.3-35	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the A7C-ALPV- Ultimate Alternative.....	2-225
2.3-36	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the AIO Alternative	2-226
2.3-37	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the AIO Alternative	2-228
2.3-38	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the AIP Alternative.....	2-229
2.3-39	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the AIP Alternative.....	2-231
2.3-40	Comparison of Displaced Owner-Occupied Dwelling Units with Replacement Resources by Community, Price and Number of Bedrooms for the I-5 Alternative.....	2-232
2.3-41	Comparison of Displaced Dwelling Units for Rent with Replacement Resources by Community, Price and Number of Bedrooms for the I-5 Alternative.....	2-234

LIST OF FIGURES

1.2-1	Level of Service Representations.....	1-27
1.3-1	Alignments of the Build Alternatives	1-29
2.2-1	Orange County Community Analysis Areas.....	2-157

GLOSSARY OF ACRONYMS

G.1 ACRONYMS FOR THE BUILD ALTERNATIVES

The Alternatives considered for the South Orange County Transportation Infrastructure Improvement Project and their acronyms are listed below.

Far East Corridor - Complete - Initial Alternative	FEC-Initial Alternative
Far East Corridor - Complete - Ultimate Alternative	FEC-Ultimate Alternative
Far East Corridor - Talega Variation - Initial Alternative	FEC-TV-Initial Alternative
Far East Corridor - Talega Variation - Ultimate Alternative	FEC-TV-Ultimate Alternative
Far East Corridor - Cristianitos Variation - Initial Alternative	FEC-CV-Initial Alternative
Far East Corridor - Cristianitos Variation - Ultimate Alternative	FEC-CV-Ultimate Alternative
Far East Corridor - Agricultural Fields Variation - Initial Alternative	FEC-AFV-Initial Alternative
Far East Corridor - Agricultural Fields Variation - Ultimate Alternative	FEC-AFV-Ultimate Alternative
Far East Corridor - Ortega Highway Variation - Initial Alternative	FEC-OHV-Initial Alternative
Far East Corridor - Ortega Highway Variation - Ultimate Alternative	FEC-OHV-Ultimate Alternative
Far East Corridor - Avenida Pico Variation - Initial Alternative	FEC-APV-Initial Alternative
Far East Corridor - Avenida Pico Variation - Ultimate Alternative	FEC-APV-Ultimate Alternative
Far East Corridor - West - Initial Alternative	FEC-W-Initial Alternative
Far East Corridor - West - Ultimate Alternative	FEC-W-Ultimate Alternative
Far East Corridor - Modified - Initial Alternative	FEC-M-Initial Alternative
Far East Corridor - Modified - Ultimate Alternative	FEC-M-Ultimate Alternative
Central Corridor - Complete - Initial Alternative	CC-Initial Alternative
Central Corridor - Complete - Ultimate Alternative	CC-Ultimate Alternative
Central Corridor - Avenida La Pata Variation - Initial Alternative	CC-ALPV-Initial Alternative
Central Corridor - Avenida La Pata Variation - Ultimate Alternative	CC-ALPV-Ultimate Alternative
Central Corridor - Ortega Highway Variation - Initial Alternative	CC-OHV-Initial Alternative
Central Corridor - Ortega Highway Variation - Ultimate Alternative	CC-OHV-Ultimate Alternative
Alignment 7 Corridor - Complete - Initial Alternative	A7C-Initial Alternative
Alignment 7 Corridor - Complete - Ultimate Alternative	A7C-Ultimate Alternative
Alignment 7 Corridor- 7 Swing Variation - Initial Alternative	A7C-7SV-Initial Alternative
Alignment 7 Corridor- 7 Swing Variation - Ultimate Alternative	A7C-7SV-Ultimate Alternative
Alignment 7 Corridor - Far East Crossover Variation - Initial Alternative	A7C-FECV-Initial Alternative
Alignment 7 Corridor - Far East Crossover Variation - Ultimate Alternative	A7C-FECV-Ultimate Alternative
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial Alternative	A7C-FECV-C-Initial Alternative
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Ultimate Alternative	A7C-FECV-C-Ultimate Alternative
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial Alternative	A7C-FECV-AF-Initial Alternative
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Ultimate Alternative	A7C-FECV-AF-Ultimate Alternative
Alignment 7 Corridor - Ortega Highway Variation - Initial Alternative	A7C-OHV-Initial Alternative
Alignment 7 Corridor - Ortega Highway Variation - Ultimate Alternative	A7C-OHV-Ultimate Alternative
Alignment 7 Corridor - Avenida La Pata - Initial Variation	A7C-ALPV-Initial Alternative
Alignment 7 Corridor - Avenida La Pata - Ultimate Variation	A7C-ALPV-Ultimate Alternative

Alignment 7 Corridor - Far East Crossover - Modified - Initial Alternative	A7C-FEC-M-Initial Alternative
Alignment 7 Corridor - Far East Crossover - Modified - Ultimate Alternative	A7C-FEC-M-Ultimate Alternative
Arterial Improvements Only Alternative	AIO Alternative
Arterial Improvements Plus HOV and Spot Mixed-Flow Lanes on I-5 Alternative	AIP Alternative
I-5 Widening Alternative	I-5 Alternative
No Action Alternative-Orange County Projections 2000	No Action Alternative-OCP-2000
No Action Alternative-Rancho Mission Viejo Development Plan	No Action Alternative-RMV

G.2 OTHER ACRONYMS

AASHTO	American Association of State and Highway Transportation Officials
ac	Acre, Acres
bdr	bedroom, bedrooms
CAA, CAAs	Community Analysis Area, Areas
CUSD	Capistrano Unified School District
du, dus	Dwelling unit, dwelling units
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
FHWA	Federal Highway Administration
FTC-N	Foothill Transportation Corridor - North
FTC-S	Foothill Transportation Corridor - South
GP	General purpose lanes
ha	Hectare, Hectares
HCM	Highway Capacity Manual
HH	Household, households
HOV, HOVs	High occupancy vehicle, vehicles
I-5	Interstate 5
IS/EA	Initial Study/Environmental Assessment
IUSD	Irvine Unified School District
km	Kilometer, kilometers
LOS	Level of Service
LUE, LUEs	Land Use Element, Elements
MCB	Marine Corps Base
Mi	miles, miles

MOU	Memorandum of Understanding
MPAH	Master Plan of Arterial Highways
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
OCP-2000	Orange County Projections 2000
PC	Planned Community
RMV	Rancho Mission Viejo
RSA	Regional Statistical Area
RTP	Regional Transportation Plan
SANDAG	San Diego Association of Governments
SCAG	Southern California Association of Governments
SDG&E	San Diego Gas & Electric
SEIR	Subsequent Environmental Impact Report
SOCTIIP	South Orange County Transportation Infrastructure Improvement Project
SR 1	State Route 1
SR 241	State Route 241
SR 74	State Route 74
SR 78	State Route 78
SR 91	State Route 91
SVUSD	Saddleback Valley Unified School District
TCA	Foothill/Eastern Transportation Corridor Agency
TDM	Transportation Demand Management
TSM	Transportation Systems Management
uk	unknown

G.3 MEASUREMENTS

The measurement units in this report are expressed in both metric and English units, with metric units followed by English units in parentheses. For ease of translation, the following conversions are included to allow the reader to better understand the measurements in the report.

English/Metric Conversion	Metric/English Conversion
AREA	AREA
1 square foot = 0.093 square meters	1 square meter = 10.764 square feet
1 acre = 0.405 hectares, 4047 square meters	1 hectare = 2.471 acres
1 square mile (640 acres) = 2.59 square kilometers	1 square kilometer = 0.386 square miles
LENGTH	LENGTH
1 inch = 2.54 centimeters	1 centimeter = 0.394 inch
1 foot = 30.480 centimeters or 0.305 meters	--
1 yard = 0.914 meters	1 meter = 1.094 yards
1 mile = 1.609 kilometers	1 kilometer = 0.621 mile

SECTION 1.0 **SUMMARY AND PROJECT DATA**

1.1 PURPOSE OF STUDY

The purpose of this study is to provide information as to what effect the build alternatives for the South Orange County Transportation Infrastructure Improvement Project (SOCTIIP) would have on residential and non-residential occupants within the disturbance limits of the proposed project alignments due to the displacement of existing structures. The displacement analysis is based on conditions as of June 2002, with an update to the development of residential lots in October 2002, and does not reflect additional development that may occur after that date. Additional development may occur on undeveloped parcels. This development will be addressed in a Final Relocation Impact Study that will be prepared prior to implementation of any alternative.

1.2 LIMITS AND PURPOSE OF PROJECT

As part of the SOCTIIP Collaborative process, the member federal regulatory agencies, Caltrans and the Transportation Corridor Agency (TCA) developed the purpose and need statement provided in this Section. This was consistent with the National Environmental Policy Act/Section 404 Integration Memorandum of Understanding (NEPA/404 MOU) process for the Environmental Impact Statement/Subsequent Environmental Impact Report (EIS/SEIR) for the SOCTIIP. Prior to the NEPA/404 MOU process, the purpose and need statement for a project was typically prepared by the project proponent.

The project purpose and need statement prepared by the SOCTIIP Collaborative and adopted by the Federal Highway Administration (FHWA) is provided below.

1.2.1 NEED FOR THE PROJECT

Transportation infrastructure improvements are necessary to address needs for mobility, access, goods movement and projected freeway capacity deficiencies and arterial congestion in south Orange County. Freeway capacity deficiencies and arterial congestion are anticipated as a result of projected traffic demand, which will be generated by projected increases in population, employment, housing and intra- and inter-regional travel estimated by the Southern California Association of Governments (SCAG) and the San Diego Association of Governments (SANDAG).

Traffic projections and analysis for 2020 indicate that Interstate 5 (I-5) will be operating at a deficient level of service (LOS) as defined by Caltrans as shown in Table 1.2-1. Table 1.2-2 provides a brief description of road operating conditions under LOS A through LOS F. Figure 1.2-1 shows a visual representation of these different LOSs. Additional discussion regarding LOS considerations is provided in Table 1.2-3. Figures and Tables referenced in this report follow the final page of text in each Section. In the study area, the deficient LOS extends from Alicia Parkway to the Orange/San Diego County line, a distance of approximately 29 kilometers (km) (18 miles (mi)). Table 1.2-1 represents the sum of all the deficient links on I-5 south of Alicia Parkway to the County line.

The 2020 traffic projections assume full implementation of the Orange County Master Plan of Arterial Highways (MPAH), improvements to I-5 such as high occupancy vehicle (HOV) lanes between State Route 1 (SR 1, Pacific Coast Highway) and Avenida Pico, and arterial highway improvements.

LOS F(0) represents a vehicle-to-capacity ratio between 1.00 and 1.25, causing a spreading of the peak period and up to one hour of stop and go traffic, which is experienced by each vehicle on the freeway. LOS F(1) represents a vehicle-to-capacity ratio between 1.26 and 1.35, causing a spreading of the peak period of between one and two hours of stop and go traffic. LOS F(2) represents a vehicle-to-capacity ratio between 1.36 and 1.45, causing a spreading of the peak period of between two and three hours of stop and go traffic. The projected future deficient LOS will result in tens of thousands of vehicle hours of delay per day. In addition to deficiencies on I-5, various arterial highway intersections and segments of the arterial highway network in the study area are projected to operate at deficient LOS as defined by the local jurisdictions. The 2020 deficient locations including I-5 and the arterial network are shown on Figure 1.2-2.

1.2.2 PURPOSE OF THE PROJECT

The purpose of the SOCTIIP is to provide improvements to the transportation infrastructure system that would help alleviate future traffic congestion and accommodate the need for mobility, access, goods movement and future traffic demands on I-5 and the arterial network in the study area. The following are objectives in implementing the project purpose:

- Improve the projected future LOS and reduce the amount of congestion and delay on the freeway system and, as a secondary objective, the arterial network, in southern Orange County. The overall goal is to improve projected levels of congestion and delay as much as is feasible and cost effective. This may include strategies which lead to a reduction in the length of time LOS F will occur, even if the facility will still operate at LOS F for a short period of time, if the strategy will result in benefits to the traveling public and more efficient movement of goods because it reduces total delay.

1.3 DESCRIPTION OF THE ALTERNATIVES

1.3.1 OVERVIEW OF THE ALTERNATIVES

The proposed project involves locating, constructing and operating transportation improvements in south Orange County and north San Diego County. The alternatives under consideration consist of transportation improvement alternatives, two No Action Alternatives and several No Action scenarios. The transportation improvement alternatives include widening of I-5, arterial road improvements with and without widening I-5, and toll road corridors which would be southern extensions of the existing FTC-N. The corridor alternatives would extend the FTC south from its existing terminus at Oso Parkway to approximately the Orange/San Diego County border.

Two major categories of build alternatives are described in this Section:

- Build alternatives which propose a southern extension of the existing FTC in south Orange County. The corridor extension alternatives to be evaluated propose the extension of the existing FTC south from Oso Parkway to I-5 in the vicinity of the Orange/San Diego County line. This proposed segment of the corridor is frequently referred to as the FTC-South or FTC-S. The corridor alternatives all propose extension of existing SR 241 south of Oso Parkway, to I-5 or to an intersecting arterial south of Oso Parkway. There are three primary alignments for the corridor alternatives; combinations and variations of these alignments result in the identification of a total of 16 corridor alternatives. In addition, as described in detail later in this Section, each corridor alternative is proposed as an initial corridor alternative and an ultimate corridor alternative. The initial corridor alternatives would be permitted and constructed based on future traffic demand through 2025. The ultimate corridor alternatives, with a wider cross section, are not anticipated to be needed or constructed until 2025 or later, based on forecasted traffic demand. The initial corridor alternatives would result in lower construction costs because the TCA would only finance and construct the road facility that is needed through 2025. The initial corridor alternatives would also result in smaller disturbance limits which would result in reduced environmental impacts. The ultimate corridor alternatives would be built after 2025 and will be evaluated in order to determine the extent of impacts associated with the wider ultimate cross sections. The TCA anticipates seeking environmental permits and constructing only the initial corridor alternatives. Additional permits would be required when the ultimate corridor alternatives are constructed sometime after 2025.
- Build alternatives which propose improvements to existing I-5 and/or to MPAH arterials in south Orange County and north San Diego County. The I-5, AIO and AIP Alternatives do not include any extension of existing SR 241 south of Oso Parkway.

In addition, two No Action Alternatives with different land use and transportation system assumptions, are also described in detail in this Section.

Table 1.3-1 lists the corridor, I-5, arterial and No Action Alternatives and their acronyms. Figure 1.3-1 shows conceptual alignments for the build alternatives.

1.3.2 CORRIDOR ALTERNATIVES

1.3.2.1 Overview of the Corridor Alternatives

The proposed toll road corridor alternatives are described in detail in this Section. As discussed in this Section, the corridor alternatives are subdivided into unique segments with letter codes. Each segment is unique to each alternative. However, on some segments, the corridor alternatives share a common horizontal alignment but do not share common vertical alignments and/or common disturbance limits. For example, the segment south of the terminus of the existing FTC-N is common to several corridor alternatives. However, the disturbance limits on this segment vary among those alternatives based on differences in the vertical profile for each alternative. This is based on objectives to meet federal and state standards and to balance cut and

fill earthwork for each alternative. Therefore, each segment of each corridor alternative is unique in its disturbance limits, even when several alternatives have a common alignment on that segment.

1.3.2.2 Far East Corridor Alternatives

Overview of the Far East Corridor Alternatives

The Far East Corridor (FEC) alignments proposed for evaluation are listed below and are discussed in detail in the following sections.

Far East Corridor - Initial Alternatives

Far East Corridor – Complete - Initial (FEC- Initial) Alternative
Far East Corridor - Talega Variation - Initial (FEC-TV-Initial) Alternative
Far East Corridor - Cristianitos Variation - Initial (FEC-CV-Initial) Alternative
Far East Corridor - Agricultural Fields Variation - Initial (FEC-AFV-Initial) Alternative
Far East Corridor - Ortega Highway Variation - Initial (FEC-OHV-Initial) Alternative
Far East Corridor - Avenida Pico Variation - Initial (FEC-APV-Initial) Alternative
Far East Corridor-West-Initial (FEC-W-Initial) Alternative
Far East Corridor-Modified-Initial (FEC-M-Initial) Alternative

Far East Corridor - Ultimate Alternatives

Far East Corridor – Complete - Ultimate (FEC-Ultimate) Alternative
Far East Corridor - Talega Variation - Ultimate (FEC-TV-Ultimate) Alternative
Far East Corridor - Cristianitos Variation - Ultimate (FEC-CV-Ultimate) Alternative
Far East Corridor - Agricultural Fields Variation - Ultimate (FEC-AFV-Ultimate) Alternative
Far East Corridor - Ortega Highway Variation - Ultimate (FEC-OHV-Ultimate) Alternative
Far East Corridor - Avenida Pico Variation - Ultimate (FEC-APV-Ultimate) Alternative
Far East Corridor-West-Ultimate (FEC-W-Ultimate) Alternative
Far East Corridor-Modified-Ultimate (FEC-M-Ultimate) Alternative

Description of the Far East Corridor - Complete - Initial and Ultimate Alternatives

This alignment generally follows the alignment of the alternative previously referred to as the CP Alignment. The FEC Alternatives include Segments A, B, C and D. The corridor under the FEC Alternatives is approximately 26 km (16 mi) long, with an additional approximately 1.9 km (1.2 mi) of improvements on I-5.

Table 1.3-2 summarizes the characteristics of the FEC Alternatives by segment, including the geographic extent of the segment, the length of the segment, the typical initial and ultimate cross sections on the segment, the interchanges on the segment, bridges and other crossings on the segment, and other relevant features of the segment. The individual segments which comprise the FEC-Initial and Ultimate Alternatives are described below.

Segment A. Segment A of the FEC Alternatives extends from the existing terminus of the FTC-N at Oso Parkway, on the east side of Cañada Chiquita to the southeast, south of Coto de Caza, crossing Cañada Gobernadora approximately four km (2.5 mi) north of San Juan Creek. This Segment crosses San Juan Creek and terminates at Ortega Highway. This Segment includes realignment and potential widening of approximately 1.4 km (0.9 mi) of Ortega Highway and construction of a new connector road approximately 1.8 km (1.1 mi) long extending north from Ortega Highway to the FEC alignment. Ortega Highway at the corridor crossing is currently a two lane facility. Under the MPAH, Ortega Highway is designated as a six lane Major Arterial. If Ortega Highway is improved to the Major Arterial designation prior to the implementation of these Alternatives, no further widening of Ortega Highway would be required. If Ortega Highway is not improved to the MPAH designation by the time these Alternatives are implemented, an approximately 1.4 km (0.9 mi) segment of Ortega Highway would be widened, to the MPAH designation, as part of these Alternatives. These Alternatives would also result in the realignment of this same segment of Ortega Highway.

Segment B. Segment B of the FEC Alternatives starts at Ortega Highway approximately 5.5 km (3.5 mi) east of Antonio Parkway/Avenida La Pata. From Ortega Highway, Segment B extends south, east of the RMV Land Conservancy and Cristianitos Creek, extending southwest and crossing Blind/Gabino Creek and Cristianitos Creek approximately 1.5 km (one mi) north of the Orange/San Diego County line. Segment B crosses the southeast corner of the Talega Valley Planned Community (PC), on an alignment reflected in the Talega Valley Development Agreement, before terminating just south of Avenida Pico.

Segment C. Segment C of the FEC Alternatives starts south of Avenida Pico and the Orange/San Diego County line immediately west of the San Diego Gas and Electric (SDG&E) substation. The alignment travels south, crossing the inland part of the San Onofre State Beach lease on MCB Camp Pendleton in San Diego County, extending across Cristianitos Road approximately 1.1 km (0.7 mile) north of I-5. This Segment terminates where the corridor crosses San Mateo Creek.

Segment D. Segment D of the FEC Alternatives starts where the corridor crosses San Mateo Creek and extends southeast to I-5, with direct connectors between the corridor and I-5 one km (0.6 mi) south of Basilone Road. I-5 would be widened from 1.0 km (0.6 mi) south of Basilone Road to 2.9 km (1.8 mi) south of Basilone Road.

Description of the Far East Corridor - Talega Variation - Initial and Ultimate Alternatives

The FEC-TV alignment follows the same alignment as the FEC Alternative from Oso Parkway to south of Ortega Highway as described earlier for Segment A. The FEC-TV Alternative includes Segments A, E and F. The corridor under the FEC-TV Alternatives is approximately 21 km (13 mi) long, with approximately 4.6 km (2.9 mi) of improvements on I-5.

Table 1.3-3 summarizes the characteristics of the FEC-TV Alternatives by segment and the individual segments which comprise the FEC-TV Alternatives are described below. Segment A was described earlier under the FEC - Initial and Ultimate Alternatives.

Segment E. From Ortega Highway, the FEC-TV Alternatives extend southwest across the north part of the RMV Land Conservancy and enter the City of San Clemente approximately 3.2 km (2.0 mi) east of the City of San Juan Capistrano. The FEC-TV alignment then crosses the Talega Valley PC, crossing Avenida Vista Hermosa approximately 0.5 km (0.3 mi) north of Avenida Pico to approximately 0.4 km (0.3 mi) south of Avenida La Pata.

Segment F. From south of Avenida La Pata, Segment F of the FEC-TV Alternatives extends southwest, traversing land owned by the City of San Clemente and several existing residential developments. Segment F continues parallel to and northwest of Avenida Pico, to direct connectors at I-5, 0.9 km (0.6 mi) south of Avenida Pico. This Segment then extends 4.6 km (2.9 mi) south on I-5 to the terminus just north of Cristianitos Road.

Description of the Far East Corridor - Cristianitos Variation - Initial and Ultimate Alternatives

The FEC-CV alignment follows the alignment of the FEC Alternative on Segments A and B from Oso Parkway to just after it crosses into San Onofre State Park, south of Avenida Pico. From that point, the FEC-CV Alternatives become an undivided four lane collector road (secondary arterial) south to I-5. The FEC-CV Alternatives include Segments A, B and G. The corridor under the FEC-CV Alternatives is approximately 24 km (15 mi) long.

Table 1.3-4 summarizes the characteristics of the FEC-CV Alternatives by segment, and the individual segments which comprise the FEC-CV Alternative are described below. Segments A and B were described earlier under the FEC Alternatives.

Segment G. Segment G of the FEC-CV Alternatives becomes a four lane undivided collector road just south of the Avenida Pico interchange. From that interchange, the FEC-CV alignment proceeds south to join the existing Cristianitos Road alignment south of the Camp Pendleton Guard Gate to the interchange of Cristianitos Road and I-5. Segment G includes widening (to four lanes) and reconstruction of existing Cristianitos Road south of the Camp Pendleton Guard Gate south to I-5 and reconstruction of the existing I-5/Cristianitos Road interchange.

Description of the Far East Corridor - Agricultural Fields Variation – Initial and Ultimate Alternatives

The FEC-AFV alignment follows the alignment of the FEC Alternative, on Segments A and B, from Oso Parkway to just after it crosses into the San Onofre State Beach, south of Avenida Pico. The FEC-AFV Alternatives include Segments A, B, H and D. The corridor under the FEC-AFV Alternatives is approximately 26 km (16 mi) long, with an additional approximately 1.9 km (1.2 mi) of improvements on I-5.

Table 1.3-5 summarizes the characteristics of the FEC-AFV - Initial and Ultimate Alternatives by segment and the individual segments which comprise the FEC-AFV Alternatives are described below. Segments A, B and D were described earlier under the FEC Alternatives.

Segment H. Segment H extends southeast from just south of Avenida Pico as it crosses the Orange/San Diego County line. This Segment extends southeast through San Onofre State

Beach on MCB Camp Pendleton and crosses Cristianitos Road 0.8 km (0.5 mi) southwest of San Mateo Road. It crosses San Mateo Creek just west of Cristianitos Creek and traverses the agricultural leased land on MCB Camp Pendleton east of San Mateo Creek to the intersection of the corridor with I-5.

Description of the Far East Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives

Only Segment A would be constructed under these Alternatives. The corridor under the FEC-OHV Alternatives is approximately 9 km (6 mi) long.

The FEC-OHV Alternatives incorporate Transportation Systems Management (TSM) technology improvements on Ortega Highway from the corridor terminus at Ortega Highway to I-5. The TSM strategies may include traffic signal coordination, real time traffic monitoring and surveillance, and traveler information. No additional lanes or road widening on Ortega Highway, beyond those improvements already assumed in the MPAH (four lanes on Ortega Highway), are assumed under these Alternatives. However, the TSM strategies may require construction within the existing Ortega Highway right-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-6 summarizes the characteristics of the FEC-OHV - Initial and Ultimate Alternatives. Segment A was described earlier for the FEC Alternatives.

Description of the Far East Corridor - Avenida Pico Variation – Initial and Ultimate Alternatives

The alignment of the FEC-APV - Initial and Ultimate Alternatives follows the alignment of Segments A and B of the FEC Alternatives from Oso Parkway to Avenida Pico. Segments A and B are the only segments which would be constructed under these Alternatives. The corridor under the FEC-APV - Initial and Ultimate Alternatives is approximately 16.7 km (10.3 mi) long.

The FEC-APV Alternatives incorporate TSM technology improvements on Avenida Pico from the corridor terminus at Avenida Pico to I-5. No additional lanes or road widening on Avenida Pico, beyond those improvements already assumed in the MPAH (six lanes on Avenida Pico), are assumed under these Alternatives. However, the TSM strategies may require construction within the existing Avenida Pico right-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-7 summarizes the characteristics of the FEC-APV Alternative by segment. Segments A and B were described earlier under the FEC Alternatives.

Description of the Far East Corridor-West-Initial and Ultimate Alternatives

The FEC-W alignment follows the same alignment as the FEC Alternatives on Segments C and D as described earlier under the FEC Alternatives. The FEC-W Alternative includes Segments U, V, C and D. The corridor under the FEC-W Alternatives is approximately 25 km (15 mi) long, with approximately 1.3 km (0.8 mi) of improvements on the I-5.

Table 1.3-8 summarizes the characteristics of the FEC-W Alternatives by segment and the individual segments which comprise the FEC-W Alternative are described below.

Segment U. Segment U of the FEC-W Alternatives extends from the existing terminus of the FTC-N at Oso Parkway, on the east side of Cañada Chiquita to the southeast, south of Coto de Caza, crossing Cañada Gobernadora approximately 4.0 km (2.5 mi) north of San Juan Creek.

Segment V. Segment V of the FEC-W Alternatives starts at Ortega Highway approximately 4.0 km (2.5 mi) east of Antonio Parkway/Avenida La Pata. From Ortega Highway, Segment V extends south traversing the west side of the RMV Land Conservancy, extending southeast and crosses the southeast corner of the Talega PC before terminating just south of Avenida Pico.

Description of the Far East Corridor-Modified-Initial and Ultimate Alternatives

The FEC-M alignment follows the same alignment as the FEC Alternatives on Segments C and D as described earlier under the FEC Alternatives. The FEC-M Alternative includes Segments W, X, C and D. The corridor under the FEC-M Alternatives is approximately 26 km (16 mi) long, with approximately 1.3 km (0.8 mi) of improvements on the I-5.

Table 1.3-9 summarizes the characteristics of the FEC-M Alternatives by segment and the individual segments which comprise the FEC-M Alternative are described below.

Segment W. Segment W of the FEC-M Alternatives extends from the existing terminus of the FTC-N at Oso Parkway, on the east side of Cañada Chiquita to the southeast, south of Coto de Caza, crossing Cañada Gobernadora approximately four km (2.5 mi) north of San Juan Creek. This Segment crosses San Juan Creek and terminates at Ortega Highway. This Segment includes potential widening of approximately 1.4 km (0.9 mi) of Ortega Highway and construction of a new connector road approximately 1.8 km (1.1 mi) long extending north from Ortega Highway to the FEC alignment. Ortega Highway at the corridor crossing is currently a two lane facility. Under the MPAH, Ortega Highway is designated as a six lane Major Arterial. If Ortega Highway is improved to the Major Arterial designation prior to the implementation of these Alternatives, no further widening of Ortega Highway would be required. If Ortega Highway is not improved to the MPAH designation by the time these Alternatives are implemented, an approximately 1.4 km (0.9 mi) segment of Ortega Highway would be widened, to the MPAH designation.

Segment X. Segment X of the FEC Alternatives starts at Ortega Highway approximately 5.4 km (3.4 mi) east of Antonio Parkway/Avenida La Pata. From Ortega Highway, Segment X extends south, east of the RMV Land Conservancy and Cristianitos Creek, extending southwest and crossing Cristianitos Creek approximately 2.8 km (1.7 mi) north of the Orange/San Diego County line. Segment X crosses the southeast portion of the RMV Land Conservancy and the southeast corner of the Talega Valley PC before terminating just south of Avenida Pico.

1.3.2.3 Central Corridor Alternatives

Overview of the Central Corridor Alternatives

The Central Corridor (CC) alignments proposed for evaluation are listed below and are discussed in detail later in this Section.

Central Corridor - Initial Alternatives

Central Corridor – Complete - Initial (CC-Initial) Alternative

Central Corridor - Avenida La Pata Variation - Initial (ALPV-Initial) Alternative

Central Corridor - Ortega Highway Variation - Initial (OHV-Initial) Alternative

Central Corridor - Ultimate Alternatives

Central Corridor – Complete - Ultimate (CC-Ultimate) Alternative

Central Corridor - Avenida La Pata Variation - Ultimate (ALPV-Ultimate) Alternative

Central Corridor - Ortega Highway Variation - Ultimate (OHV-Ultimate) Alternative

Description of the Central Corridor – Complete - Initial and Ultimate Alternatives

The alignment of the CC Alternatives generally follows the alignment of the alternative previously referred to as BX. The CC Alternatives include Segments I, J and K. The corridor under the CC Alternatives is approximately 19 km (12 mi) long, with an additional approximately 4.6 km (2.9 mi) of improvements on I-5. These Alternatives would also require widening (to the MPAH designation), but no realignment, of approximately 1 km (0.6 mi) of Ortega Highway. Ortega Highway at the corridor crossing is currently a two lane facility. Under the MPAH, Ortega Highway is designated as a six lane Major Arterial. A typical cross section for a Major Arterial is shown on Figure 1.3-4. If Ortega Highway is improved to the Major Arterial designation prior to the implementation of these Alternatives, no further widening of Ortega Highway would be required. If Ortega Highway is not improved to the MPAH designation by the time these Alternatives are implemented, an approximately 1.0 km (0.6 mi) segment of Ortega Highway would be widened, to the MPAH designation, as part of these Alternatives. These Alternatives would not result in the realignment of this same segment of Ortega Highway.

Table 1.3-10 summarizes the characteristics of the CC - Initial and Ultimate Alternatives by segment. The individual segments which comprise the CC Alternatives are described below.

Segment I. Segment I extends from the existing terminus of the FTC-N at Oso Parkway, crosses Cañada Chiquita approximately 2.1 km (1.3 mi) south of Oso Parkway, extending along the west side of Cañada Chiquita, crossing San Juan Creek and Ortega Highway approximately 0.4 km (0.25 mi) east of Antonio Parkway/Avenida La Pata.

Segment J. Segment J extends south from Ortega Highway, paralleling Avenida La Pata, crossing through Prima Deshecha Landfill, south to Avenida Vista Hermosa, traversing property owned by the City of San Clemente and terminating 0.4 km (0.3 mi) south of Avenida La Pata.

Segment K. Segment K of the CC Alternatives extends southwest from the crossing of Avenida La Pata, traversing several existing residential developments. Segment K continues parallel to and northwest of Avenida Pico, to direct connectors at I-5. This Segment then extends 4.6 km (2.9 mi) south on I-5 to Cristianitos Road.

Description of the Central Corridor-Avenida La Pata Variation-Initial and Ultimate Alternatives

The CC-ALPV Alternatives include Segments I and J only. The corridor under the CC-ALPV Initial and Ultimate Alternatives is approximately 14 km (9 mi) long.

The CC-ALPV Alternatives incorporate TSM technology improvements on Avenida Vista Hermosa from the corridor terminus at Avenida Vista Hermosa to Avenida La Pata, on Avenida La Pata from Avenida Vista Hermosa to Avenida Pico, and on Avenida Pico from Avenida La Pata to I-5. No additional lanes or road widening on Avenida Vista Hermosa, Avenida La Pata and Avenida Pico, beyond those improvements already assumed in the MPAH, are assumed under these Alternatives. However, the TSM strategies may require construction within the existing arterial rights-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-11 summarizes the characteristics of the CC-ALPV-Initial and Ultimate Alternatives by segment. Segments I and J were described earlier under the CC Alternatives.

Description of the Central Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives

The CC-OHV Alternatives includes only Segment I. The corridor under the CC-OHV Alternatives is approximately 8 km (5 mi) long.

The CC-OHV Alternatives incorporate TSM technology improvements on Ortega Highway from the corridor terminus at Ortega Highway to I-5. No additional lanes or road widening on Ortega Highway, beyond those improvements already assumed in the MPAH (four lanes on Ortega Highway), are assumed under these Alternatives. However, the TSM strategies may require construction within the existing Ortega Highway right-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-12 summarizes the characteristics of the CC-OHV Alternatives for Segment I. Segment I was described earlier under the CC Alternatives.

1.3.2.4 Alignment 7 Alternatives

Overview of the Alignment 7 Alternatives

The Alignment 7 Corridor (A7C) corridor alignments proposed for evaluation in the EIS/SEIR are listed below and are discussed in detail in this Section.

Alignment 7 Corridor – Initial Alternatives

Alignment 7 Corridor – Complete - Initial (A7C-Initial) Alternative

Alignment 7 Corridor - 7 Swing Variation - Initial (A7C-7SV-Initial) Alternative

Alignment 7 Corridor - Far East Crossover Variation - Initial (A7C-FECV-Initial) Alternative

Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial (A7C-FECV-C-Initial) Alternative

Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial (A7C-FECV-AF-Initial) Alternative

Alignment 7 Corridor - Ortega Highway Variation - Initial (A7C-OHV-Initial) Alternative

Alignment 7 Corridor - Avenida La Pata Variation - Initial (A7C-ALPV-Initial) Alternative

Alignment 7 Corridor-Far East Crossover-Modified-Initial (A7C-FEC-M-Initial) Alternative

Alignment 7 Corridor - Ultimate Alternatives

Alignment 7 Corridor - Complete - Ultimate (A7C-Ultimate) Alternative

Alignment 7 Corridor - 7 Swing Variation - Ultimate (A7C-7SV-Ultimate) Alternative

Alignment 7 Corridor - Far East Crossover Variation - Ultimate (A7C-FECV-Ultimate) Alternative

Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Ultimate (A7C-FECV-C-Ultimate) Alternative

Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Ultimate (A7C-FECV-AF-Ultimate) Alternative

Alignment 7 Corridor - Ortega Highway Variation - Ultimate (A7C-OHV-Ultimate) Alternative

Alignment 7 Corridor - Avenida La Pata Variation - Ultimate (A7C-ALPV-Ultimate) Alternative

Alignment 7 Corridor-Far East Crossover-Modified-Initial (A7C-FEC-M-Ultimate) Alternative

Description of the Alignment 7 Corridor - Complete - Initial and Ultimate Alternatives

The A7C Alternatives include Segments L, M and N. The corridor under the A7C Alternatives is approximately 19 km (12 mi) long, with an additional approximately 4.6 km (2.9 mi) of improvements on I-5.

Table 1.3-13 summarizes the characteristics of the A7C-Initial and Ultimate Alternatives by segment. The individual segments which comprise the A7C Alternatives are described below.

Segment L. Segment L extends from the existing terminus of the FTC-N at Oso Parkway, on the east side of Cañada Chiquita and east of the Cañada Chiquita Water Reclamation Plant. It then extends south, across San Juan Creek to Ortega Highway, approximately 1.7 km (1.1 mi) east of

the intersection of Antonio Parkway/Avenida La Pata. This Segment includes construction of a new connector road approximately 2.2 km (1.4 mi) long, extending east from Antonio Parkway to the A7C alignment.

Segment M. Segment M extends south from Ortega Highway and across Prima Deshecha Landfill, entering the City of San Clemente and crossing the Talega Valley PC. Segment M then extends southeast to Avenida Vista Hermosa approximately 0.5 km (0.3 mi) northwest of Avenida Pico.

Segment N. From the crossing of Avenida Vistas Hermosa, Segment N extends southwest, traversing land owned by the City of San Clemente and several existing residential developments. Segment N continues parallel to and northwest of Avenida Pico, to direct connectors at I-5. Segment N includes widening of I-5 from south of Avenida Pico to just north of Cristianitos Road.

Description of the Alignment 7 Corridor - 7 Swing Variation - Initial and Ultimate Alternatives

The A7C-7SV Alternatives include Segments L, O and P. The corridor under the A7C-7SV Alternatives is approximately 18 km (11 mi) long, with an additional approximately 4.6 km (2.9 mi) of improvements on I-5.

Table 1.3-14 summarizes the characteristics of the A7C-7SV-Initial and Ultimate Alternatives by segment. Segment L was described earlier for the A7C Alternatives. Segments O and P are described below.

Segment O. Segment O extends from Ortega Highway south across the Prima Deshecha Landfill to Avenida Vista Hermosa, traversing land owned by the City of San Clemente and terminating 0.43 km (0.17 mi) south of Avenida La Pata.

Segment P. Segment P extends southwest from the crossing of Avenida La Pata, traversing several existing residential developments. Segment P continues parallel to and northwest of Avenida Pico, to direct connectors at I-5. Segment P includes widening 4.6 km (2.9 mi) of I-5 from south of Avenida Pico to just north of Cristianitos Road.

Description of the Alignment 7 Corridor - Far East Crossover Variation - Initial and Ultimate Alternatives

The A7C-FECV Alternatives include Segments L, Q, R and D. The corridor under the A7C-FECV Alternatives is approximately 25 km (15 mi) long, with an additional approximately 1.9 km (1.2 mi) of improvements on I-5.

Table 1.3-14 summarizes the characteristics of the A7C-FECV-Initial and Ultimate Alternatives by segment and the individual segments which comprise the A7C-FECV Alternatives are described below. Segment L was described previously for the A7C Alternatives and Segment D was described earlier for the FEC Alternatives.

Segment Q. Segment Q extends from south of Ortega Highway, across Prima Deshecha Landfill, through the southeast corner of the Rolling Hills (Talega) PC, through the southeast corner of the RMV Land Conservancy and south to Avenida Pico.

Segment R. Segment R starts at Avenida Pico and the Orange/San Diego County line immediately west of the SDG&E substation. The alignment travels south, crossing the inland part of San Onofre State Beach on MCB Camp Pendleton in San Diego County, extending across Cristianitos Road approximately 1.1 km (0.7 mi) north of I-5. This Segment terminates where the corridor crosses San Mateo Creek.

Description of the Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial and Ultimate Alternatives

The A7C-FECV-C Alternatives include Segments L, Q and S. The corridor under the A7C-FECV-C Alternatives is approximately 23 km (14 mi) long.

Table 1.3-16 summarizes the characteristics of the A7C-FECV-C Alternatives by segment and the individual segments which comprise the A7C-FECV-C Alternative are described below. Segments L and Q were described earlier for the A7C and A7C-FECV Alternatives, respectively.

Segment S. Segment S becomes a four lane undivided collector road south of the Avenida Pico interchange. From that interchange, the alignment would proceed south to join the existing Cristianitos Road alignment south of the Camp Pendleton Guard Gate to the interchange of Cristianitos Road and I-5. Segment S includes widening and reconstruction of existing Cristianitos Road from south of the Camp Pendleton Guard Gate south to I-5 and reconstruction of the existing I-5/Cristianitos Road interchange.

Description of the Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial and Ultimate Alternatives

The A7C-FECV-AF Alternatives include Segments L, Q, T and D. The corridor under the A7C-FECV-AF Alternatives is approximately 25 km (15 mi) long.

Table 1.3-17 summarizes the characteristics of the A7C-FECV-AF Alternatives by segment. Segments L, Q and D were described earlier for the A7C, A7C-FECV and FEC Alternatives, respectively. Segment T is described below.

Segment T. Segment T extends southeast from Avenida Pico as it crosses the Orange/San Diego County line. This Segment then extends southeast through San Onofre State Beach on MCB Camp Pendleton, crossing Cristianitos Road 0.8 km (0.5 mi) southwest of San Mateo Road. It then crosses San Mateo Creek just west of Cristianitos Creek and traverses the agricultural leased land on MCB Camp Pendleton east of San Mateo Creek.

Description of the Alignment 7 Corridor - Ortega Highway Variation - Initial and Ultimate Alternatives

The A7C-OHV Alternatives include Segment L. The corridor under the A7C-OHV Alternatives is approximately 7 km (4 mi) long.

The A7C-OHV Alternatives incorporates TSM technology improvements on Ortega Highway from the corridor terminus at Ortega Highway to I-5. No additional lanes or road widening on Ortega Highway, beyond those improvements already assumed in the MPAH (four lanes on Ortega Highway), are assumed under these Alternatives. However, the TSM strategies may require construction within the existing arterial right-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-18 summarizes the characteristics of the A7C-OHV Alternatives for Segment L which comprises the A7C-OHV Alternative. Segment L was described earlier for the A7C Alternatives.

Description of the Alignment 7 Corridor - Avenida La Pata Variation - Initial and Ultimate Alternatives

The A7C-ALPV Alternatives include Segments L and M. The corridor under the A7C-ALPV Alternatives is approximately 14 km (8 mi) long.

The A7-ALPV Alternatives incorporate TSM technology improvements on Avenida Vista Hermosa from the corridor terminus at Avenida Vista Hermosa to Avenida La Pata, on Avenida La Pata from Avenida Vista Hermosa to Avenida Pico and on Avenida Pico from Avenida La Pata to I-5. No additional lanes or road widening on Avenida Vista Hermosa, Avenida La Pata or Avenida Pico, beyond those improvements already assumed in the MPAH, are assumed under these Alternatives. However, the TSM strategies may require construction within the existing arterial right-of-way to install surveillance, monitoring and information display equipment.

Table 1.3-19 summarizes the characteristics of the A7C-ALPV Alternative by segment. Segments L and M were described earlier for the A7C Alternative.

Description of the Alignment 7 Corridor-Far East Crossover-Modified-Initial and Ultimate Alternatives

The A7C-FEC-M alignment follows an alignment similar to the A7C-FECV Alternatives on Segments L and Q and the same alignment on Segments C and D. The A7C-FEC-M Alternative includes Segments Y, Z, C and D. The corridor under the A7C-FEC-M Alternatives is approximately 26 km (16 mi) long, with approximately 1.3 km (0.8 mi) of improvements on the I-5.

Table 1.3-20 summarizes the characteristics of the A7C-FEC-M Alternatives by segment and the individual segments which comprise the A7C-FEC-M Alternative are described below.

Segment Y. Segment Y extends from the existing terminus of the FTC-N at Oso Parkway, on the east side of Cañada Chiquita and east of the Cañada Chiquita Water Reclamation Plant. It then extends south, across San Juan Creek to Ortega Highway, approximately 2.1 km (1.3 mi) east of the intersection of Antonio Parkway/Avenida La Pata.

Segment Z. Segment Z extends southeast from Ortega Highway, then south traversing the west side of the RMV Land Conservancy and then southeast and crosses the southeast corner of the Rolling Hills (Talega) PC before terminating just south of Avenida Pico.

1.3.3 ARTERIAL IMPROVEMENTS ALTERNATIVES

The arterial improvement alternatives proposed for evaluation in the EIS/SEIR are:

Arterial Improvements Only (AIO) Alternative

Arterial Improvements Plus HOV and Spot Mixed Flow Lanes on I-5 (AIP) Alternative

The arterial alternatives assume the MPAH and RTP would be built out in the area. Each of the arterial improvements assumes additional improvements to the circulation system, beyond those in the MPAH and RTP, as described in the following sections.

1.3.3.1 Arterial Improvements Only Alternative

The AIO Alternative assumes full build out of the MPAH and the RTP. The AIO Alternative incorporates the following additional improvements to the transportation system:

- Expansion of Antonio Parkway/Avenida La Pata to an eight lane smart street from Oso Parkway south to San Juan Creek Road, and to a six lane Smart Street from San Juan Creek Road south to Avenida Pico. Antonio Parkway/Avenida La Pata currently exists from south of Ortega Highway to the north. The MPAH shows Antonio Parkway/La Pata Avenue being extended south to south of Avenida Pico, with a six or four lane cross section. The AIO Alternative proposes adding one lane in each direction on Antonio Parkway/La Pata Avenue from Oso Parkway to San Juan Creek Road
- Smart street improvements which include a combination of advanced traffic management strategies such as traffic signal coordination, real time traffic monitoring and surveillance, and traveler information; and modest physical improvements such as additional turn lanes at intersections and select grade separations.
- Smart street improvements/TSM strategies on Ortega Highway, Camino Las Ramblas and Avenida Pico between Antonio Parkway/Avenida La Pata and I-5.
- Focused improvements are proposed for the intersections of Antonio Parkway/Avenida La Pata with Avenida Pico, Ortega Highway, Crown Valley Parkway and Oso Parkway. These improvements would include either left turn flyovers or full grade separated intersections.

The proposed arterial improvements under the AIO Alternative would be constructed in one phase. Existing traffic lanes would be narrowed and temporary K-rail installed to protect the traffic lanes from the construction area. The majority of this construction would occur during the day. Nighttime construction will occur whenever local roads need to be closed. This would occur only in rare circumstances during the construction of the AIO Alternative.

If the AIO Alternative is selected, agencies other than the TCA, such as the County or cities, would be responsible for implementing it. It is anticipated that construction of the AIO Alternative could be financed by a combination of developer fees, local, state and federal grants, and other tax supported funding sources. There is no established funding for this Alternative at this time. There is no established funding for this Alternative at this time. No potential funding sources have been identified or reserved for the final design and construction of the AIP Alternative. The TCA is not authorized to use its developer fees or issue bonds for construction of the AIO Alternative.

1.3.3.2 Arterial Improvements Plus HOV and Spot Mixed Flow Lanes on I-5 Alternative

The AIP Alternative assumes full build out of the MPAH and the RTP. The AIP Alternative assumes the same arterial improvements described earlier as the AIO Alternative and would include the following additional improvements to the transportation system:

- The addition of one HOV lane on I-5 in each direction between El Toro Road and Cristianitos Road.
- The addition of spot mixed flow (auxiliary) lanes on the segments of I-5 between San Juan Creek Road and Ortega Highway and between Avenida Pico and El Camino Real.
- A number of bridges, interchanges and other structures on the segment of the I-5 from El Toro Road to Cristianitos Road would be reconstructed.

The proposed arterial and I-5 improvements under the AIP Alternative would be constructed in one phase. Construction of the arterial improvements would be similar to that described earlier for the AIO Alternative.

There are several features of the I-5 widening under the AIP Alternative that are substantially different than under the corridor alternatives:

- Substantially more demolition will be needed for the I-5 widening under the AIP and I-5 Alternatives than under the corridor alternatives.
- The area of demolition/construction for the widening of I-5 will be very limited. This may restrict the number of pieces of equipment that can work in the area at one time, may extend the required length of construction/demolition and may require more extensive nighttime work.

- Demolition of bridges along I-5 will have to be done at night. The impactor heads pounding the structures will be very loud.
- Construction/demolition along I-5 will be very close to residences in many areas. Backup beepers will potentially be a major source of noise during construction of the AIP and I-5 Alternatives.

If the AIP Alternative is selected, agencies other than the TCA, such as the County, cities and Caltrans, would be responsible for implementing it. It is anticipated that construction of the AIP Alternative could be financed by a combination of developer fees, local, state and federal grants, and other tax supported funding sources. There is no established funding for this Alternative at this time. The TCA is not authorized to use its developer fees or issue bonds for construction of the AIP Alternative.

1.3.4 I-5 ALTERNATIVE

1.3.4.1 I-5 Improvements under the I-5 Alternative

The I-5 Alternative assumes full build out of the MPAH and the RTP and assumes the following improvements to I-5:

- The addition of either one or two general purpose lanes in each direction between Cristianitos Road and north of Lake Forest Drive; and the provision of one HOV lane in each direction, except where HOV lanes are already programmed between Camino Las Ramblas and Avenida Pico. Additional mixed flow (auxiliary) lanes will be provided on several segments of I-5.
- A number of bridges, interchanges and other structures on the segment of the I-5 from north of Lake Forest Drive to Cristianitos Road would be reconstructed.

1.3.5 NO ACTION ALTERNATIVES

Based on consideration of the No Action/No Project Alternative requirements under NEPA and CEQA and the factors described above, two No Action Alternatives were defined by the Collaborative for evaluation in detail for all environmental parameters. These Alternatives vary in the number of dus assumed on the RMV property and in the on site circulation improvements assumed to support the development on the Ranch. Specifically, the first No Action Alternative assumes the OCP-2000 demographic projections for Orange County, which is consistent with the demographic assumptions in the RTP and as required by the federal Clean Air Act. The second No Action Alternative assumes fewer dus on the RMV property and, because it is consistent with the current proposed RMV development plan, it reflects current reasonably foreseeable development levels in this part of Orange County.

These No Action Alternatives are described in the following sections and are summarized in Table 1.3-21.

1.3.5.1 No Action Alternative - OCP-2000

This No Action Alternative assumes the following:

- Build out of the LUEs of the General Plans for the cities and unincorporated Orange County.
- OCP-2000 population and employment projections for 2025, which assume substantial development in CAAs 59, 60 and 70. This specifically assumes the construction of approximately 35,888 additional dus in CAAs 59, 60 and 70 by 2025, including a total of 21,000 dus on the RMV site.
- Build out of the MPAH, with all arterials constructed to their ultimate cross sections consistent with the MPAH.
- Build out of the RTP improvements in South Orange County as shown on Figure 4.1-4.
- No extension of the existing FTC-North south of its existing terminus at Oso Parkway.
- An on site circulation system on the RMV property, to support the 21,000 dus forecasted in OCP-2000. This on site circulation system will be defined conceptually in the traffic analysis.

1.3.5.2 No Action Alternative – RMV Development Plan

This No Action Alternative assumes:

- Build out of the LUEs of the General Plans for the cities and unincorporated Orange County.
- OCP-2000 population and employment projections for 2025, which assumed substantial development in CAAs 59, 60 and 70. Under this No Action Alternative, the 21,000 dus assumed on the RMV under OCP-2000 would be excluded and the 14,000 dus proposed on the RMV by the Company would be included.
- Build out of the MPAH, with all arterials constructed to their ultimate cross sections consistent with the MPAH.
- Build out of the RTP improvements in south Orange County.
- No extension of the existing FTC-North south of its existing terminus at Oso Parkway.
- An on site circulation system on the RMV property, to support the 14,000 dus proposed by the Company, based on the on site circulation system defined by the RMV for the 14,000 du development plan.

1.4 BASIS OF FINDINGS

The sources used in the preparation of this report were both primary and secondary in nature, and are identified in Appendix A.

Individual parcels were identified for displacement if they met one or more of the following criteria:

- If the parcel is entirely within the limits of disturbance.
- If the parcel is substantially within the limits of disturbance (over 90%)
- If the parcel is a single family residence and any portion falls within the limits of disturbance
- If the parcel is developed non-residential and any portion of the building falls within the limits of disturbance.
- If the parcel is developed non-residential and a substantial portion of the site parking (>25%) falls within the limits of disturbance.
- If access to the parcel is cut off.

If the parcel did not meet the previous criteria, it was generally considered a partial take and not subject to displacement.

1.5 DESCRIPTION OF DISPLACEMENT AREA

The potential displacement area consists of communities potentially directly impacted by the proposed alignments as well as those communities immediately adjacent to the alignments. This area is comprised of South Orange County.

Communities in the potential displacement area include the incorporated cities of Lake Forest, Laguna Hills, Laguna Woods, Mission Viejo, Laguna Niguel, Rancho Santa Margarita, San Juan Capistrano, Dana Point and San Clemente.

The potential displacement area also includes the unincorporated communities of RMV, Las Flores, Ladera Ranch and Talega. Rancho Mission Viejo is directly southeast of Mission Viejo and extends southward to the Orange County and San Diego County line, east of San Clemente. RMV accounts for the majority of the unincorporated area in the potential displacement area, covering 10,125 hectares (25,000 acres). Las Flores PC is east of Mission Viejo around Oso Parkway. The majority of Ladera is southwest of the intersection of Crown Valley Road and Antonio Parkway, with a small area located north of Crown Valley Parkway. The northeast part of San Clemente is designated as the Talega PC. Talega also extends northward and eastward of San Clemente and includes the Rolling Hills PC in unincorporated Orange County and the RMV Land Conservancy.

The potential displacement area includes the service areas of the Capistrano Unified School District (CUSD), Saddleback Valley Unified School District (SVUSD) and Irvine Unified School District (IUSD). The CUSD service area includes parts of the Cities of Dana Point, Laguna Niguel, Mission Viejo, Rancho Santa Margarita, San Clemente and San Juan Capistrano,

and part of unincorporated Orange County. The SVUSD service area includes parts of Mission Viejo, Lake Forest, Rancho Santa Margarita and Trabuco Canyon. The IUSD service area is primarily in the City of Irvine. The IUSD does not have any existing or planned facilities near the alignments of the SOCTIIP build alternatives.

1.6 ESTIMATED DISPLACEMENT BY ALTERNATIVE

This Section discusses residential, non-residential and agricultural displacement by SOCTIIP build alternative.

1.6.1 RESIDENTIAL DISPLACEMENT

The residential displacements by SOCTIIP build alternative are summarized in Tables 1.6-1 and 1.6-2 and 1.6-2a. Information is provided regarding the number and type of displaced units, number of displaced households, displaced households by tenure, number of displaced persons, and an estimate of displaced special needs groups, including poverty status households and minority, elderly, handicapped and transit dependent populations. Twenty-three of the build alternatives would displace residences, as follows:

- | | |
|------------------------|----------------------------------|
| • FEC-TV-Ultimate | 703 housing units/1,729 persons. |
| • FEC-TV-Initial | 685 housing units/1,673 persons. |
| • FEC-CV-Ultimate | 22 housing units/52 persons. |
| • FEC-CV-Initial | 22 housing units/52 persons. |
| • CC-Ultimate | 602 housing units/1,405 persons. |
| • CC-Initial | 593 housing units/1,380 persons |
| • CC-ALPV-Ultimate | 14 housing units/44 persons. |
| • CC-ALPV-Initial | 2 housing units/7 persons |
| • A7C-Ultimate | 704 housing units/1,730 persons |
| • A7C-Initial | 701 housing units/1,721 persons. |
| • A7C-7SV-Ultimate | 602 housing units/1,652 persons. |
| • A7C-7SV-Initial | 593 housing units/1,380 persons. |
| • A7C-FECV-Ultimate | 56 housing units/179 persons. |
| • A7C-FECV-Initial | 32 housing units/101 persons. |
| • A7C-FECV-C-Ultimate | 75 housing units/223 persons. |
| • A7C-FECV-C-Initial | 51 housing units/145 persons. |
| • A7C-FECV-AF-Ultimate | 56 housing units/179 persons. |
| • A7C-FECV-AF-Initial | 32 housing units/101 persons. |
| • A7C-ALPV-Ultimate | 92 housing units/293 persons. |
| • A7C-ALPV-Initial | 80 housing units/256 persons. |
| • AIO | 263 housing units/827 persons. |
| • AIP | 898 housing units/2,208 persons. |
| • I-5 | 838 housing units/1,970 persons. |

The following build alternatives do not require any residential displacements:

- FEC-Initial and Ultimate.
- FEC-APV-Initial and Ultimate.
- FEC-OHV-Initial and Ultimate.
- CC-OHV-Initial and Ultimate.
- A7C-OHV-Initial and Ultimate.
- FEC-M-Initial and Ultimate.
- FEC-W-Initial and Ultimate.
- A7C-FEC-M-Initial and Ultimate.

1.6.2 BUSINESS, INSTITUTIONAL AND NON-PROFIT DISPLACEMENT

The business, institutional and non-profit displacements by SOCTIIP build alternative are summarized in Table 1.6-3 and 1.6-3a. Information is provided regarding the number and type of displaced non-residential uses, estimated number of displaced employees, estimated displaced firms by employment size, and the number of displaced non-residential parcels. Eleven of the SOCTIIP build alternatives would displace commercial, industrial, lodging, or public/institutional uses, as follows:

- | | |
|--------------------------------|---------------------------|
| • FEC-TV-Ultimate and Initial | 106 uses/1,100 employees. |
| • CC-Ultimate and Initial | 106 uses/1,100 employees. |
| • A7C-Ultimate and Initial | 106 uses/1,100 employees. |
| • A7C-7SV-Ultimate and Initial | 106 uses/1,100 employees. |
| • AIO | 17 users/200 employees. |
| • AIP | 339 uses/4,000 employees. |
| • I-5 | 382 uses/4,150 employees. |

1.6.3 AGRICULTURAL DISPLACEMENT

The agricultural displacements by SOCTIIP build alternative are summarized in Table 1.6-4 and 1.6-4a. Information is provided regarding the number, type and acreage of displaced agricultural uses. Eighteen of the SOCTIIP build alternatives would displace agricultural uses, as follows:

- | | |
|--------------------|-----------------------------------|
| • CC-ALPV Initial | 3 parcels/40 hectares (98 acres) |
| • CC Initial | 3 parcels/40 hectares (98 acres) |
| • CC-OHV Initial | 1 parcel/27 hectares (66 acres) |
| • FEC-AFV Initial | 3 parcels/46 hectares (114 acres) |
| • FEC Initial | 3 parcels/46 hectares (114 acres) |
| • FEC-APV Initial | 3 parcels/46 hectares (114 acres) |
| • FEC-CV Initial | 3 parcels/46 hectares (114 acres) |
| • FEC-TV Initial | 3 parcels/46 hectares (114 acres) |
| • CC-ALPV Ultimate | 3 parcels/40 hectares (98 acres) |
| • CC Ultimate | 3 parcels/40 hectares (98 acres) |

• CC-OHV Ultimate	3 parcels/40 hectares (98 acres)
• FEC-AFV Ultimate	3 parcels/46 hectares (114 acres)
• FEC Ultimate	3 parcels/46 hectares (114 acres)
• FEC-APV Ultimate	3 parcels/46 hectares (114 acres)
• FEC-CV Ultimate	3 parcels/46 hectares (114 acres)
• FEC-TV Ultimate	3 parcels/46 hectares (114 acres)
• AIO	2 parcels/13 hectares (31 acres)
• AIP	2 parcels/13 hectares (31 acres)
• FEC-M Initial	2 parcels/20 hectares (49 acres)
• FEC-M Ultimate	2 parcels/20 hectares (49 acres)
• FEC-W Initial	1 parcels/99 hectares (244 acres)
• FEC-W Ultimate	1 parcels/99 hectares (244 acres)

There would be additional partial take of agricultural lands, including land leased on MCB Camp Pendleton, under other alternatives. However, the level of take is minor (less than 20 percent of the active agricultural area) and would allow agricultural operations to continue. Further, several agricultural leases on RMV property are conditioned to accommodate potential SOCTIIP alignments. However, it is not believed that any of these leases cover the displaced agricultural activities identified in this report.

1.7 REPLACEMENT RESOURCES

1.7.1 REPLACEMENT AREA

The replacement area consists of communities surrounding areas potentially directly impacted by the proposed alignments as well as those communities immediately adjacent to the alignments. This area is comprised of South Orange County. The replacement area is comprised of smaller geographic units called CAAs. The CAAs in the SOCTIIP replacement area are CAAs 53, 57 to 60, 62 to 64, and 66 to 70 as shown on Figure 1.5-1. This replacement area was selected because of its comparability to the displacement area in terms of the type and price of housing, amenities, public utilities, public services and shopping, as well as the general preference of dislocated residents and businesses to relocate in the same community.

Communities in the SOCTIIP replacement area include the incorporated cities of Aliso Viejo, Lake Forest, Laguna Hills, Laguna Woods, Mission Viejo, Laguna Niguel, Rancho Santa Margarita, San Juan Capistrano, Dana Point and San Clemente. The replacement area also includes the unincorporated communities of RMV, Las Flores, Coto De Caza, Ladera Ranch and Talega. Rancho Mission Viejo is directly southeast of Mission Viejo and extends southward to the Orange County and San Diego County line, east of San Clemente. RMV accounts for the majority of the unincorporated area in the SOCTIIP replacement area, covering 10,125 hectares (25,000 acres). Las Flores PC is east of Mission Viejo around Oso Parkway. The majority of Ladera is southwest of the intersection of Crown Valley Road and Antonio Parkway, with a small area located north of Crown Valley Parkway. The northeast part of San Clemente is designated as the Talega PC. Talega also extends northward and eastward of San Clemente and includes the Rolling Hills PC in unincorporated Orange County and the RMV Land Conservancy.

1.7.2 ADEQUACY OF REPACEMENT RESOURCES

As discussed in detail later in Section 2.3 (Relocation Resources) it appears that overall adequate residential, non-residential and agricultural replacement resources would be available under all SOCTIIP build alternatives. However, as discussed below, there may be insufficient resources in specific price ranges to accommodate certain displaced renter households.

1.7.3 AFFORDABILITY OF RESIDENTIAL REPLACEMENT RESOURCES

As discussed in detail later in Section 2.3, overall there are sufficient for sale and for-rent replacement resources to accommodate the displaced owner and renter occupied households. However, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range under the following SOCTIIP build alternatives:

- FEC-TV – Initial and Ultimate
- CC – Initial and Ultimate
- A7C – Initial and Ultimate
- A7C-7SV – Initial and Ultimate
- AIO
- AIP
- I-5

1.7.4 RELOCATION PROBLEMS

Potential relocation problems are discussed in detail in Section 2, and include:

- Special Needs Groups: Section 2.1 identifies the number and type of special needs groups, including minorities, poverty income, elderly, handicapped, and transit dependent populations, impacted by each SOCTIIP build alternative.
- Impact on Low or Moderate Income Housing Stock: Section 2.1 identifies the number and type of displaced housing units by price and rental rate. Some of the displaced units, particularly rental units in the less than \$500 per month rental range, would be considered an important source of affordable housing in the displacement area. Two alternatives (AIP and I-5) displace mobile home units, which are also considered an important source of affordable housing.
- Competing Displacement Needs: The relocation analysis must consider other public and private projects that would displace housing and businesses at the same time as the proposed project. A review of proposed projects that could result in residential or non-residential displacements was conducted. This list is included in Appendix D. Based on this review, it has been determined that there are no competing projects that would generate additional displacements.

- Replacement Area Preferences: As discussed in Section 2.3, overall it appears that there are sufficient residential and non-residential replacement resources to accommodate the displaced uses. However, under several alternatives, some of the displaced households and non-residential uses would most likely have to seek relocation opportunities outside of their current community, but still within the larger replacement area.
- Environmental Justice: Executive Order 12898, known as the Environmental Justice Policy, requires federal agencies to achieve environmental justice by addressing disproportionately high adverse human health and environmental effects, including interrelated social and economic effects of their programs, policies and activities on minority and low-income populations in the United States. An adverse impact is found to have an disproportionately high and adverse impact on low-income or minority populations when:
 - a. The adverse impact is predominately borne by a minority population and/or a low-income population, or
 - b. The adverse impact that will be suffered by the minority population and/or low-income population is more severe or of greater magnitude than the adverse impact that will be suffered by the non-minority population and/or non-low income population.

The population analysis in Section 2.1 indicates that no SOCTIIP build alternative would generate “disproportionately high and adverse effects” on low-income or minority populations and would not result in an Environment Justice impact because:

- The adverse displacement and relocation impacts are not borne predominately by low income or minority persons (Criterion (a) above). Under all build alternatives, more than 90 percent of the displaced persons are not poverty income persons and more than 70 percent of the displaced persons are not minority.
- The adverse impacts of displacement and relocation are the same for low income and non-low income and minority and non-minority populations (Criterion (b) above). All eligible displaced households would receive relocation assistance, regardless of race or income.

1.7.5 RELOCATION PROGRAMS

1.7.5.1 Relocation Assistance Program

Prior to acquisition of right of way, the TCA or other implementing agency/agencies shall comply with all applicable federal and state as applicable, relocation assistance policies, regulations and procedures. All displaced households and businesses will be contacted by a Relocation Agent, who will ensure that each eligible displace receives their full relocation benefits, including advisory assistance, and that all activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all eligible displaced persons or businesses

without discrimination. Relocation assistance and advisory service programs are described in more detail in Appendix C.

1.7.5.2 Last Resort Housing Program

Federal regulations (49 CFR 24) contain the policy and procedure for implementing the Last Resort Housing Program on Federal-aid projects. Last resort housing benefits are, except for the amounts of payments and the methods in making them, the same as those benefits for standard residential relocation, as explained above. Last resort housing has been designed primarily to cover situations where a displacee cannot be relocated because of lack of available comparable replacement housing, or when the anticipated replacement housing payments exceed the \$5,250 and \$22,500 limits of the standard relocation procedure, because either the displacee lacks the financial ability or other valid circumstances. In certain exceptional situations, Last Resort Housing may also be used for tenants of less than 90 days.

1.7.5.3 Replacement Housing Program

The City of San Clemente's Housing Element requires that three or more dwelling units in the Coastal Zone which are to be demolished or converted, and which are currently occupied by households whose income is 80 percent or below the County median income, be replaced.

Prior to demolition of any affordable units, the TCA or other implementing agency/agencies shall enter into an agreement with the City of San Clemente to provide replacement affordable housing in compliance with the requirements of the City of San Clemente Housing Element. This shall be accomplished through the provision of replacement housing or the payment of in lieu fees. No other jurisdictions in the displacement area have similar programs.

1.7.6 ESTIMATED DISPLACEMENT PERIOD BY ALIGNMENT

No specific estimate on the anticipated displacement period can be given at this time. Given the length of the various build alternatives, construction time (between 30 and 42 months), and the mix and number of displaced land uses, the displacement period could be long.

1.7.7 FIELD RELOCATION OFFICE

At this time it has not been determined whether TCA or other implementing agency/agencies will establish a field office. A field relocation office would be established in the project area if necessary to assist displaced persons. Some of the criteria that will be used to determine the need for a field office are: the number and type of displacements; the distance of the project from the TCA office; and the mobility of the displaced persons. It is usually advisable that a field office be established on large projects and in problem areas where racial or social barriers exist. Field offices are staffed with Right of Way personnel who are knowledgeable about the Relocation Programs.

TABLE 1.2-1
DISTANCE OF DEFICIENT LEVEL OF SERVICE ON I-5 IN 2020

	LOS F(0)	LOS F(1)	LOS F(2)	Total
AM Peak	18.15 km (11.28 mi)	8.85 km (5.50 mi)	1.48 km (0.92 mi)	28.49 km (17.7 mi)
PM Peak	15.82 km (9.83 mi)	2.33 km (1.45 mi)	10.33 km (6.42 mi)	28.49 km (17.7 mi)

TABLE 1.2-2
DESCRIPTIONS OF THE LEVEL OF SERVICE

Level of Service A	LOS A indicates no physical restriction on operating speeds.
Level of Service B	LOS B indicates stable flow with few restrictions on operating speeds
Level of Service C	LOS C indicates stable flow, higher vehicle volumes and more restrictions on speeds and the ability to change lanes.
Level of Service D	LOS D indicates approaching unstable flow, little freedom to maneuver and intolerable conditions for short periods.
Level of Service E	LOS E indicates unstable flow, lower operating speeds than under LOS D and some momentary stoppages.
Level of Service F	LOS F indicates forced flow operation at low speeds where the highway acts as a storage area and there are many stoppages.

Source: County of Orange General Plan Appendix IV-1 (Growth Management Plan Transportation Implementation Manual) (March 15, 1994) page 35.



Level of Service A



Level of Service D



Level of Service B



Level of Service E



Level of Service C



Level of Service F

Source: Transportation Research Board, National Research Council, Washington, D.C. Exhibits 3-5 through 3-10 out of the Highway Capacity Manual, Special Report 209, (1994).

Level of Service Representations

TABLE 1.2-3
LEVEL OF SERVICE CONSIDERATIONS
CALIFORNIA STATE HIGHWAY PLANNING

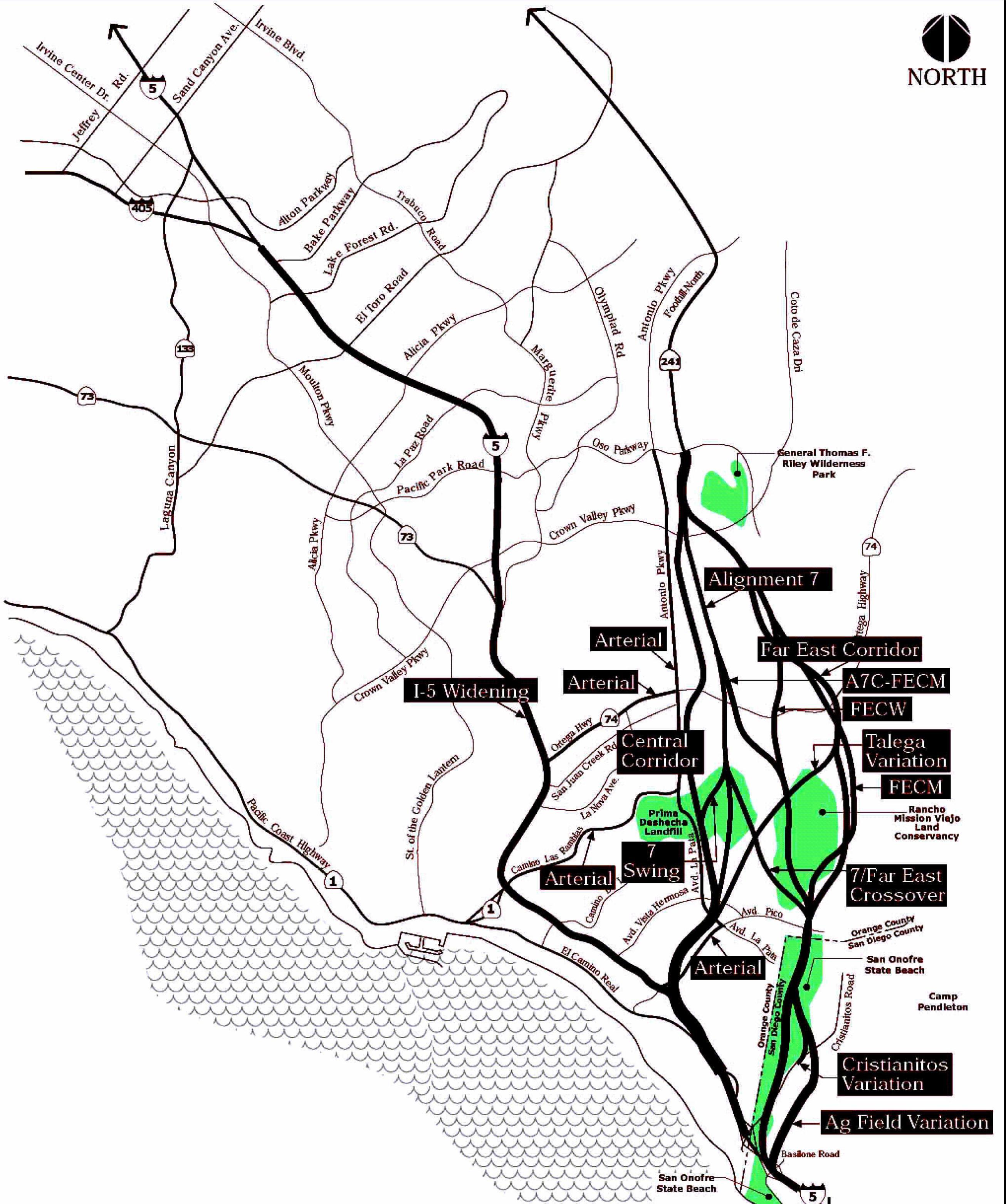
Level of Service. Level of service (LOS) is a qualitative measure describing operational conditions within a traffic stream and their perception by drivers and/or passengers. Typically six LOSs are defined from "A" (no delay) to "F" (stop and go conditions). The LOSs between A and F represent various levels of decreasing LOSs (B to E) such that the freedom to maneuver is limited, speeds decrease and delay increases in moving through the road section. LOS is defined in the Highway Capacity Manual (HCM). The HCM is developed by the Transportation Research Board under the National Research Council and is the basis for nationwide traffic analysis standards.

Caltrans Guidance on Level of Service. Caltrans does not have a written policy establishing LOSs for state highways. The Caltrans Highway Design Manual, which is essentially guidance based on the American Association of State and Highway Transportation Officials (AASHTO) standards, specifies that for purposes of design (engineering) considerations the LOS for all urban freeways should be between LOS C and E depending on the twenty year traffic projections. LOS C is stable traffic flow, however the driver experiences less freedom in maneuvering between lanes. LOS E is close to the maximum the capacity of the road, there is essentially no freedom to maneuver and speeds are low.

In addition to the Design Manual standards, Caltrans' system planning process examines existing operation traffic service levels on state highways, forecasts projected service levels based on population and employment growth, and then sets a future twenty year concept LOS for the state highway based on multiple considerations. The concept LOSs are basically a "strategy" for operating the state highway and planning for future highway improvements. Caltrans desires that under ideal circumstances all urban freeways operate at least at LOS D. While this is desirable and consistent with the Design Manual, in major urban settings environmental, neighborhood or cost considerations may make achieving LOS D infeasible.

In its system planning, Caltrans recognized that the length of time undesirable conditions may exist is of significance. Therefore, Caltrans has developed a convention of characterizing LOS F into four sub-categories. These begin with LOS F(0) in which the LOS F conditions exist for less than one hour, to LOS F(3), where the conditions exist for more than three hours. In the system planning process, Caltrans will accept strategies which lead to a reduction in the length of time LOS F will occur, even if the facility will still operate at LOS F for a period of time, if the strategy will indeed achieve significant benefits to the traveling public and movement of goods because it reduces the total numbers of hours of delay. For example, a strategy of improving LOS from F(1) to F(0) will eliminate one full hour of stop and go traffic and result in quantifiable reductions in the total numbers of hours of delay for drivers and passengers on the route. It will also reduce delay time for delivery of goods and movement of freight, all of which have economic considerations to the state.

 NORTH



Not to Scale

Source: P&D Consultants (2003).

Alignments of the Build Alternatives

TABLE 1.3-1
OVERVIEW OF THE SOCTIHP ALTERNATIVES

TOLL ROAD CORRIDOR ALTERNATIVES	
FAR EAST CORRIDOR ALIGNMENT ALTERNATIVES	ABBREVIATED NAMES
Far East Corridor - Complete - Initial Alternative	FEC - Initial Alternative
Far East Corridor - Complete - Ultimate Alternative	FEC - Ultimate Alternative
Far East Corridor - Talega Variation - Initial Alternative	FEC-TV - Initial Alternative
Far East Corridor - Talega Variation - Ultimate Alternative	FEC-TV - Ultimate Alternative
Far East Corridor - Cristianitos Variation - Initial Alternative	FEC-CV - Initial Alternative
Far East Corridor - Cristianitos Variation - Ultimate Alternative	FEC-CV - Ultimate Alternative
Far East Corridor - Agricultural Fields Variation - Initial Alternative	FEC-AFV - Initial Alternative
Far East Corridor - Agricultural Fields Variation - Ultimate Alternative	FEC-AFV - Ultimate Alternative
Far East Corridor - Ortega Highway Variation - Initial Alternative	FEC-OHV - Initial Alternative
Far East Corridor - Ortega Highway Variation - Ultimate Alternative	FEC-OHV - Ultimate Alternative
Far East Corridor - Avenida Pico Variation - Initial Alternative	FEC-APV - Initial Alternative
Far East Corridor - Avenida Pico Variation - Ultimate Alternative	FEC-APV - Ultimate Alternative
Far East Corridor-West-Initial Alternative	FEC-W-Initial Alternative
Far East Corridor-West-Ultimate Alternative	FEC-W-Ultimate Alternative
Far East Corridor-Modified-Initial Alternative	FEC-M-Initial Alternative
Far East Corridor-Modified-Ultimate Alternative	FEC-M-Ultimate Alternative
CENTRAL CORRIDOR ALIGNMENT ALTERNATIVES	ABBREVIATED NAMES
Central Corridor - Complete - Initial Alternative	CC - Initial Alternative
Central Corridor - Complete - Ultimate Alternative	CC - Ultimate Alternative
Central Corridor - Avenida La Pata Variation - Initial Alternative	CC-ALPV - Initial Alternative
Central Corridor - Avenida La Pata Variation - Ultimate Alternative	CC-ALPV - Ultimate Alternative
Central Corridor - Ortega Highway Variation - Initial Alternative	CC-OHV - Initial Alternative
Central Corridor - Ortega Highway Variation - Ultimate Alternative	CC-OHV - Ultimate Alternative
ALIGNMENT 7 CORRIDOR ALIGNMENT ALTERNATIVES	ABBREVIATED NAMES
Alignment 7 Corridor - Complete - Initial Alternative	A7C - Initial Alternative
Alignment 7 Corridor - Complete - Ultimate Alternative	A7C - Ultimate Alternative
Alignment 7 Corridor - 7 Swing Variation - Initial Alternative	A7C-7SV - Initial Alternative
Alignment 7 Corridor - 7 Swing Variation - Ultimate Alternative	A7C-7SV - Ultimate Alternative
Alignment 7 Corridor - Far East Crossover Variation - Initial Alternative	A7C-FECV - Initial Alternative
Alignment 7 Corridor - Far East Crossover Variation - Ultimate Alternative	A7C-FECV - Ultimate Alternative
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Initial Alternative	A7C-FECV-C - Initial Alternative
Alignment 7 Corridor - Far East Crossover (Cristianitos) Variation - Ultimate Alternative	A7C-FECV-C - Ultimate Alternative
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Initial Alternative	A7C-FECV-AF - Initial Alternative

TABLE 1.3-1
OVERVIEW OF THE SOCTIIP ALTERNATIVES

TOLL ROAD CORRIDOR ALTERNATIVES	
Alignment 7 Corridor - Far East Crossover (Agricultural Fields) Variation - Ultimate Alternative	A7C-FECV-AF - Ultimate Alternative
Alignment 7 Corridor - Ortega Highway Variation - Initial Alternative	A7C-OHV - Initial Alternative
Alignment 7 Corridor - Ortega Highway Variation - Ultimate Alternative	A7C-OHV - Ultimate Alternative
Alignment 7 Corridor - Avenida La Pata Variation - Initial Alternative	A7C-ALPV - Initial Alternative
Alignment 7 Corridor - Avenida La Pata Variation - Ultimate Alternative	A7C-ALPV - Ultimate Alternative
Alignment 7 Corridor-Far East Crossover-Modified-Initial Alternative	A7C-FEC-M-Initial Alternative
Alignment 7 Corridor-Far East Crossover-Modified-Ultimate Alternative	A7C-FEC-M-Ultimate Alternative
NON-TOLL ROAD ALTERNATIVES	
ARTERIAL IMPROVEMENTS ALTERNATIVES	
Arterial Improvements Only – Alternative	AIO Alternative
Arterial Improvements Only Plus HOV and Spot Mixed-Flow Lanes on I-5 Alternative	AIP Alternative
I-5 ALTERNATIVE	
I-5 Widening Alternative	I-5 Alternative
NO ACTION ALTERNATIVES	
No Action Alternative - Orange County Projections 2000	No Action Alternative - OCP-2000
No Action Alternative - Rancho Mission Viejo (RMV) Development Plan	No Action Alternative - RMV

Source: TCA and P&D Consultants (2002).

TABLE 1.3-2
CHARACTERISTICS OF THE FAR EAST CORRIDOR – COMPLETE - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Realignment and potential widening (to MPAH designation) of approximately 1.4 km (0.9 mi) of Ortega Highway. Approximately 1.8 km (1.1 mi) long new connector road from Ortega Highway to the FEC alignment.
B	From Ortega Highway to just south of Avenida Pico.	7.2 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Avenida Pico.	Bridge over Blind/Gabino Creek. Cristianitos/Ford Road undercrossing. Bridge over Cristianitos Creek.	
C	From just south of Avenida Pico to where the corridor crosses San Mateo Creek.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate north of Cristianitos Road: Eight lanes (six GP and two HOV). Ultimate south of Cristianitos Road: Six lanes (four GP and two HOV).	Avenida Pico. Cristianitos Road (to and from the north only).	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.

TABLE 1.3-2
CHARACTERISTICS OF THE FAR EAST CORRIDOR – COMPLETE - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
D	From where the corridor crosses San Mateo Creek, southeast to I-5 and south on I-5 to the terminus south of Basilone Road.	3.1 km (1.9 mi) [1.2 km (0.7 mi) of corridor; 1.9 km (1.2 mi) of I-5 improvements]	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector to and from the south only.	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to and from Basilone Road.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and therefore would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-3
CHARACTERISTICS OF THE FAR EAST CORRIDOR – TALEGA VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Parkway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Realignment and potential widening (to MPAH designation) of approximately 1.4 km (0.9 mi) of Ortega Highway. Approximately 1.8 km (1.1 mi) long new connector road from Ortega Highway to the FEC-TV alignment.
E	From Ortega Highway to 0.43 km (0.27 mi) south of Avenida La Pata.	8.2 km (5.1 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Avenida Vista Hermosa.	Avenida La Pata undercrossing. Via Sonrisa/Onda overcrossing.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Vista Hermosa.
F	From 0.43 (0.27 mi) km south of Avenida La Pata south to I-5, extending south on I-5 to Cristianitos Road.	8.0 km (5.0 mi) [3.4 km (2.1 mi) of corridor; 4.6 km (2.9 mi) of improvements on I-5]	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV) to Calle del Cerro and six lanes (four GP and two HOV) from Calle del Cerro to I-5.	Calle del Cerro (connection to Avenida Pico). I-5 connector (to and from the south only).	Camino Vera Cruz overcrossing. Calle Frontera overcrossing. Avenida San Luis Rey on I-5 overcrossing. Avenida Mendocino on I-5 overcrossing.	Reconstruction of the following interchanges on I-5: Avenida Pico, Avenida Palizada, Avenida Presidio, El Camino Real, Avenida Mendocino (northbound only; no structure) and Avenida Calafia (southbound only; no structure).

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and therefore would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-4
CHARACTERISTICS OF THE FAR EAST CORRIDOR – CRISTIANITOS VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Realignment and potential widening (to MPAH designation) of approximately 1.4 km (0.9 mi) of Ortega Highway. Approximately 1.8 km (1.1 mi) long new connector road from Ortega Highway to the FEC-CV alignment.
B	From Ortega Highway to just south of Avenida Pico.	7.2 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Avenida Pico.	Bridge over Blind/Gabino Creek. Cristianitos/Ford Road undercrossing. Bridge over Cristianitos Creek.	
G	From just south of Avenida Pico to the terminus on Cristianitos Road at I-5.	7.3 km (4.5 mi)	Initial and Ultimate: Four Lane Collector Road	Intersection with Cristianitos Road.	Widening of I-5 bridges over San Mateo Creek.	Widening of existing Cristianitos Road from the Corridor terminus south to I-5 and reconstruction of the existing I-5/Cristianitos Road interchange.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-5
CHARACTERISTICS OF THE FAR EAST CORRIDOR – AGRICULTURAL FIELDS VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway to southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Realignment and potential widening (to MPAH designation) of approximately 1.4 km (0.9 mi) of Ortega Highway. Approximately 1.8 km (1.1 mi) long new connector road from Ortega Highway to the FEC-AFV alignment.
B	From Ortega Highway to just south of Avenida Pico.	7.2 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Avenida Pico.	Bridge over Blind/Gabino Creek. Bridge over Cristianitos Creek.	
H	From just south of Avenida Pico southeast to the intersection of the corridor with I-5.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate north of Cristianitos Road: Eight lanes (six GP and two HOV). Ultimate south of Cristianitos Road: Six Lanes (four GP and two HOV).	Avenida Pico. Cristianitos Road.	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.

TABLE 1.3-5
CHARACTERISTICS OF THE FAR EAST CORRIDOR – AGRICULTURAL FIELDS VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
D	From the intersection of the corridor with I-5 south on I-5 to the terminus south of Basilone Road.	3.1 km (1.9 mi) [1.2 km (0.7 mi) of corridor and 1.9 km (1.2 mi) of improvements on I-5]	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector (to and from the south only.).	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to/from Basilone Road.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-6
CHARACTERISTICS OF THE FAR EAST CORRIDOR – ORTEGA HIGHWAY VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek.	Mainline toll plaza north of Ortega Highway. TSM improvements anticipated on Ortega Highway from the corridor to I-5.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-7
CHARACTERISTICS OF THE FAR EAST CORRIDOR – AVENIDA PICO VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
A	Oso Parkway southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Realignment and potential widening (to MPAH designation) of approximately 1.4 km (0.9 mi) of Ortega Highway. Approximately 1.8 km (1.1 mi) long new connector road from Ortega Highway to the FEC-APV alignment.
B	From Ortega Highway to Avenida Pico.	7.3 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).		Bridge over Blind/Gabino Creek. Bridge over Cristianitos Creek.	TSM improvements anticipated on Avenida Pico from the corridor to I-5. Direct connection to Avenida Pico.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-8
CHARACTERISTICS OF THE FAR EAST CORRIDOR – WEST-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
U	Oso Parkway southeast to Ortega Highway.	9.2 km (5.7 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. New Ortega Highway C Street Crown Valley Parkway (future interchange constructed by others; not a part of these alternatives).	Bridge over Cañada Gobernadora. Bridge over San Juan Creek.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at new Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at C Street
V	From Ortega Highway to just south of Avenida Pico.	6.8 km (4.2 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Avenida Pico.	Cristianitos Road undercrossing.	
C	From just south of Avenida Pico to where the corridor crosses the San Mateo Creek.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate north of Cristianitos Road: Eight lanes (six GP and two HOV). Ultimate south of Cristianitos Road: Six lanes (four GP and two HOV).	Avenida Pico. Cristianitos Road (to and from the north only).	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek (ultimate only).	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.

TABLE 1.3-8
CHARACTERISTICS OF THE FAR EAST CORRIDOR – WEST-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
D	From where the corridor crosses San Mateo Creek, southeast to I-5 and south on I-5 to the terminus south of Basilone Road.	2.6 km (1.6 mi) [1.3 km (0.8 mi) of corridor; 1.3 km (0.8 mi) of I-5 improvements]	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector to and from the south only.	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to and from Basilone Road.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and therefore would be on the end of each segment.

Source: CDMG and P&D Consultants (2003).

TABLE 1.3-9
CHARACTERISTICS OF THE FAR EAST CORRIDOR – MODIFIED-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
W	Oso Parkway southeast to Ortega Highway.	9.4 km (5.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. New Ortega Highway Crown Valley Parkway (future interchange constructed by others; not a part of these alternatives). C Street	Bridge over Cañada Gobernadora. Bridge over San Juan Creek at the mainline. Bridge over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at Ortega Highway. Ramp toll plazas on the southbound on ramp and northbound off ramp at C Street.
X	From Ortega Highway to just south of Avenida Pico.	7.2 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Avenida Pico.	Bridge over Cristianitos Creek and Cristianitos Road.	
C	From just south of Avenida Pico to where the corridor crosses the San Mateo Creek.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate north of Cristianitos Road: Eight lanes (six GP and two HOV). Ultimate south of Cristianitos Road: Six lanes (four GP and two HOV).	Avenida Pico. Cristianitos Road (to and from the north only).	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek (ultimate only).	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.

TABLE 1.3-9
CHARACTERISTICS OF THE FAR EAST CORRIDOR – MODIFIED-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
D	From where the corridor crosses San Mateo Creek, southeast to I-5 and south on I-5 to the terminus south of Basilone Road.	2.6 km (1.6 mi) [1.3 km (0.8 mi) of corridor; 1.3 km (0.8 mi) of I-5 improvements].	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector to and from the south only.	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to and from Basilone Road.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and therefore would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-10
CHARACTERISTICS OF THE CENTRAL CORRIDOR – COMPLETE - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
I	Oso Parkway south to Ortega Highway.	7.7 km (4.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Two ramp bridges over San Juan Creek.	Mainline toll plaza north of Ortega Highway. Potential widening (to MPAH designation) of approximately 1.0 km (0.6 mi) of Ortega Highway.
J	From Ortega Highway south across the Landfill south to 0.43 km (0.27 mi) south of Avenida La Pata.	7.5 km (4.7 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Ortega Highway. Avenida Vista Hermosa.	Avenida La Pata and Via Sonrisa/Onda overcrossings. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway. Ramp toll plazas on the southbound on ramp and north bound off ramp at Avenida Vista Hermosa. Crosses Prima Deshecha Landfill.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway. Ramp toll plazas on the southbound on ramp and north bound off ramp at Avenida Vista Hermosa. Crosses Prima Deshecha Landfill.
K	From 0.43 km (0.27 mi) km south of Avenida La Pata south to I-5 and south on I-5 to Cristianitos Road.	8.0 km (5.0 mi) [3.4 km (2.1 mi) of corridor; 4.6 km (2.9 mi) of improvements on I-5]	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV) to Calle del Cerro and six lanes (four GP and two HOV) from Calle del Cerro to I-5.	Calle del Cerro (Avenida Pico). I-5 connector (to and from the south only).	Camino Vera Cruz overcrossing. Calle Frontera overcrossing.	Reconstruction of the following interchanges with I-5: Avenida Pico, Avenida Palizada, Avenida Presidio, El Camino Real, Avenida Mendocino (northbound only; no structure) and Avenida Calafia (south bound only; no structure).

TABLE 1.3-10
CHARACTERISTICS OF THE CENTRAL CORRIDOR – COMPLETE - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
					Avenida San Luis Rey on I-5 overcrossing. Avenida Mendocino on I-5 overcrossing.	

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and therefore would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-11
CHARACTERISTICS OF THE CENTRAL CORRIDOR – AVENIDA LA PATA VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
I	Oso Parkway south to Ortega Highway.	7.7 km (4.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Two ramp bridges over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. Potential widening (to MPAH designation) of approximately 1.0 km (0.6 mi) of Ortega Highway.
J	From Ortega Highway south across the Prima Deshecha Landfill south to Avenida Vista Hermosa.	6.7 km (4.2 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Ortega Highway. Avenida Vista Hermosa.		Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway. TSM improvements anticipated on Avenida Vista Hermosa from the corridor to Avenida La Pata; on Avenida La Pata from Avenida Vista Hermosa to Avenida Pico and on Avenida Pico from Avenida La Pata to I-5. Crosses Prima Deshecha Landfill.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-12
CHARACTERISTICS OF THE CENTRAL CORRIDOR – ORTEGA HIGHWAY VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
I	Oso Parkway south to Ortega Highway.	7.7 km (4.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Two ramp bridges over San Juan Creek at the Ortega Highway connector road.	Mainline toll plaza north of Ortega Highway. TSM improvements anticipated on Ortega Highway from the corridor to I-5.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-13
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – COMPLETE - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector road from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
M	From Ortega Highway south to 0.4 km (0.3 mi) south of Avenida La Pata.	7.7 km (4.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Ortega Highway. Avenida Vista Hermosa.	Avenida La Pata overcrossing. Via Sonrisa/Onda overcrossing.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Vista Hermosa.
N	From 0.4 km (0.3 mi) south of Avenida La Pata south to I-5, and south on I-5 to Cristianitos Road.	8.0 km (5.0 mi) [3.4 km (2.1 mi) of corridor; 4.6 km (2.9 mi) of improvements on I-5].	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV) to Calle del Cerro and six lanes (four GP and two HOV) from Calle del Cerro to I-5.	Calle del Cerro (Avenida Pico connection). I-5 connector (to and from the south only).	Camino Vera Cruz undercrossing. Calle Frontera undercrossing. Avenida San Luis Rey on I-5 overcrossing. Avenida Mendocino on I-5 overcrossing.	Reconstruction of the following interchanges on I-5: Avenida Pico, Avenida Palizada, Avenida Presidio, El Camino Real, Avenida Mendocino (northbound only; no structure) and Avenida Calafia (southbound only; no structure).

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-14
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – 7 SWING VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at the East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
O	From Ortega Highway south to 0.43 km (0.27 mi) south of Avenida La Pata.	7.2 km (4.5 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Ortega Highway. Avenida Vista Hermosa.	Avenida La Pata and Via Sonrisa/Onda overcrossings.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Vista Hermosa. Crosses Prima Deshecha Landfill.
P	From 0.43 (0.27 mi) km south of Avenida La Pata south to I-5 and south on I-5 to Cristianitos Road.	8.0 km (5.0 mi) (3.4 km (2.1 mi) of corridor; 4.6 km (2.9 mi) of improvements on I-5).	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV) to Calle del Cerro and six lanes (four GP and two HOV) from Calle del Cerro to I-5.	Calle del Cerro (Avenida Pico connection). I-5 connector (to and from the south only).	Camino Vera Cruz overcrossing. Calle Frontera overcrossing. Avenida San Luis Rey on I-5 overcrossing. Avenida Mendocino on I-5 overcrossing.	Reconstruction of the following interchanges on I-5: Avenida Pico, Avenida Palizada, Avenida Presidio, El Camino Real, Avenida Mendocino (northbound only; no structure) and Avenida Calafia (southbound only; no structure).

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-15
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – FAR EAST CROSSOVER VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at the East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
Q	From Ortega Highway south to just south of Avenida Pico.	7.9 km (4.9 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Ortega Highway. Avenida Pico.		Crosses Prima Deshecha Landfill.
R	From just south of Avenida Pico to where the corridor crosses San Mateo Creek.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV) south to Cristianitos Road and six lanes (four GP and two HOV) south of Cristianitos Road.	Avenida Pico. Cristianitos Road (to and from the north only).	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.
D	From where the corridor crosses San Mateo Creek, southeast to I-5 and south on I-5 to the terminus south of Basilone Road.	3.1 km (1.9 mi) (1.2 km (0.7 mi) of corridor; 1.9 km (1.2 mi) of improvements to I-5).	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector (to and from the south only).	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to/from Basilone Road.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-16
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – FAR EAST CROSSOVER (CRISTIANITOS)
VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at the East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
Q	From Ortega Highway south to just south of Avenida Pico.	7.9 km (4.9 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Ortega Highway. Avenida Pico.		Crosses Prima Deshecha Landfill.
S	From just south of Avenida Pico to the corridor terminus on Cristianitos Road at I-5.	7.4 km (4.6 mi)	Initial and Ultimate: Four Lane Collector Road.	Intersection with Cristianitos Road.		Widening of existing Cristianitos Road from the Corridor terminus south to I-5 (approximately 4.0 km (1.5 mi) and reconstruction of the existing I-5/Cristianitos interchange.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-17
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – FAR EAST CROSSOVER (AGRICULTURAL FIELDS)
VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at the East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
Q	From Ortega Highway south to just south of Avenida Pico.	7.9 km (4.9 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Ortega Highway. Avenida Pico.		Crosses Prima Deshecha Landfill.
T	From just south of Avenida Pico southeast to the intersection of the corridor with I-5.	8.3 km (5.2mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate north of Cristianitos Road: Eight lanes (six GP and two HOV). Ultimate south of Cristianitos Road: Six lanes (four GP and two HOV).	Avenida Pico. Cristianitos Road.	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek.	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.
D	From the intersection of the corridor with I-5 south on I-5 to the terminus south of Basilone Road.	3.1 km (1.9 mi) [1.2 km (0.7 mi) of corridor; 1.9 km (1.2 mi) of improvements on I-5].	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six Lanes (four GP and two HOV).	I-5 connector (to and from the south only).	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to Basilone Road.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-18
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – ORTEGA HIGHWAY VARIATION - INITIAL AND
ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Two ramp bridges over San Juan Creek.	Mainline toll plaza north of Ortega Highway. TSM improvements anticipated on Ortega Highway from the corridor to I-5.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-19

CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR – AVENIDA LA PATA VARIATION - INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
L	Oso Parkway south to Ortega Highway.	7.4 km (4.6 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Oso Parkway. Ortega Highway (connector road). Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	One bridge over San Juan Creek at the mainline. Bridge over Canada Chiquita at the East-West Connector Road.	Mainline toll plaza north of Ortega Highway. Approximately 2.2 km (1.4 mi) long new connector from Antonio Parkway to the A7C alignment. Ramp toll plazas on the southbound on ramp and the northbound off ramp at Ortega Highway.
M	From Ortega Highway south to Avenida Vista Hermosa.	6.5 km (4.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight Lanes (six GP and two HOV).	Ortega Highway. Avenida Vista Hermosa.		TSM improvements anticipated on Avenida Vista Hermosa from the Corridor to Avenida La Pata, on Avenida La Pata from Avenida Vista Hermosa to Avenida Pico and on Avenida Pico from Avenida La Pata to I-5.

Note: Some interchanges are shown as occurring on two segments because they are at the terminal ends of the segments and, therefore, would be on the end of each segment.

Source: CDMG and P&D Consultants (2002).

TABLE 1.3-20
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR-FAR EAST CROSSOVER-MODIFIED-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
Y	Oso Parkway south to Ortega Highway.	8.4 km (5.2 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Oso Parkway. New Ortega Highway. C Street. Crown Valley Parkway (future interchange to be constructed by others; not a part of these alternatives).	Bridge over San Juan Creek at the mainline. Ortega Highway undercrossing.	Mainline toll plaza north of Ortega Highway. Ramp toll plazas on the southbound on ramp and the northbound off ramp at New Ortega Highway (connector). Ramp toll plazas on the southbound on ramp and the northbound off ramp at C Street.
Z	From Ortega Highway south to just south of Avenida Pico.	7.8 km (4.8 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV).	Avenida Pico.	Quarry Access Road undercrossing.	
C	From just south of Avenida Pico to where the corridor crosses San Mateo Creek.	8.1 km (5.0 mi)	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Eight lanes (six GP and two HOV) south to Cristianitos Road and six lanes (four GP and two HOV) south of Cristianitos Road.	Avenida Pico. Cristianitos Road (to and from the north only).	Bridge over San Mateo Creek at I-5. Widening of I-5 bridges over San Mateo Creek (ultimate only).	Ramp toll plazas on the southbound on ramp and the northbound off ramp at Avenida Pico.

TABLE 1.3-20
CHARACTERISTICS OF THE ALIGNMENT 7 CORRIDOR-FAR EAST CROSSOVER-MODIFIED-INITIAL AND ULTIMATE ALTERNATIVES

Segment	Geographic Extent	Length in km (mi)	Typical Corridor Cross Sections	Interchanges	Bridges and Other Crossings	Other Relevant Features
D	From where the corridor crosses San Mateo Creek, southeast to I-5 and south on I-5 to the terminus south of Basilone Road.	2.6 km (1.6 mi) [1.3 km (0.8 mi) of corridor; 1.3 km (0.8 mi) of improvements to I-5].	Initial: Four GP lanes. Could accommodate two future HOV lanes. Ultimate: Six lanes (four GP and two HOV).	I-5 connector (to and from the south only).	Bridge over San Onofre Creek at I-5. Widening of I-5 bridge over San Onofre Creek.	Reconstruction of the existing I-5/Basilone Road interchange. No direct connection to/from Basilone Road.

Source: CDMG and P&D Consultants (2003).

TABLE 1.3-21
NO ACTION ALTERNATIVES

MPAH (1), RTP and Other Circulation Assumptions	Land Use Element Assumptions	OCP-2000 Assumptions
NO ACTION ALTERNATIVE - OCP - 2000		
Build out of the MPAH and the RTP. On site circulation on the RMV property will be defined conceptually in the traffic analysis.	Build out of the General Plans, plus additional growth assumed in OCP-2000.	OCP-2000, including 35,888 additional dus in CAAs 59, 60 and 70. This Alternative assumes development of approximately 21,000 dus on the RMV.
NO ACTION ALTERNATIVE - RMV DEVELOPMENT PLAN		
Build out of the MPAH and the RTP. On site circulation on the RMV property, based on the on site circulation system defined by the RMV for the 14,000 du development plan.	Build out of the General Plans and the 14,000 dus proposed by the RMV Company for the RMV site.	OCP-2000 including 35,888 additional dus in CAA 59, 60 and 70, excluding the 21,000 dus on the RMV site. This Alternative would include the 14,000 dus proposed as part of the RMV development plan.

(1) Assumptions regarding build out of the MPAH or of committed MPAH improvements do not assume construction of the corridor.

Source: Phase II Collaborative (2002).

Table 1.6-1
RESIDENTIAL DISPLACEMENT BY ALTERNATIVE
SOCTIIP ULTIMATE ALTERNATIVES

	FEC	FEC TV	FEC CV	FEC AFV	FEC OHV	FEC APV	CC	CC ALPV	CC OHV	A7C	A7C 7SV	A7C FECV	A7C FECV C	A7C FECV AF	A7C OHV	A7C ALPV	AIO	AIP	I-5
DISPLACED HOUSING UNITS																			
Single Family	322	22					219	14		321	219	56	75	56		92	113	334	406
Multi Family	60	-					62	-		62	62	-	-	-		-	-	92	102
Apartments	321	-					321	-		321	321	-	-	-		-	150	422	280
Mobile Homes	-	-					-	-		-	-	-	-	-		-	50	50	
Total	703	22					602	14		704	602	56	75	56		92	263	898	838
DISPLACED HOUSEHOLDS																			
Total	640	20					545	13		641	545	53	70	53		87	261	813	750
DISPLACED PERSONS																			
Total	1,729	52					1,405	44		1,730	1,405	179	223	179		293	827	2,208	1,970
SPECIAL NEEDS ASSESSMENT																			
# HH Below Poverty Level	29	1					25	1		29	25	2	3	2		3	1	22	34
# Minority Population	364	8					311	7		364	311	30	37	30		48	224	528	518
# Elderly Population	212	7					194	3		212	194	10	16	10		17	22	261	318
# Handicapped Population	237	6					184	7		237	184	29	34	29		47	32	243	304
# Transit Dependent Population	48	0					46	0		48	46	1	1	1		2	11	76	94
% HH Below Poverty Level	5%	5%					5%	8%		5%	5%	4%	4%	4%		3%	0.4%	3%	5%
% Minority Population	21%	16%					22%	17%		21%	22%	17%	16%	17%		17%	27%	24%	26%
% Elderly Population	12%	13%					14%	6%		12%	14%	6%	7%	6%		6%	3%	12%	16%
% Handicapped Population	14%	12%					13%	16%		14%	13%	16%	15%	16%		16%	4%	11%	15%
% Transit Dependent Population	3%	0%					3%	1%		3%	3%	1%	1%	1%		1%	1%	3%	5%
TENURE																			
Owner Occupied	289	17					201	12		289	201	49	63	49		80	108	350	392
Renter Occupied	351	3					344	1		352	344	4	7	4		7	153	463	358

Source: 2000 U.S. Census; P&D Consultants, Inc.

Table 1.6-2
RESIDENTIAL DISPLACEMENT BY ALTERNATIVE
SOCTIIP INITIAL ALTERNATIVES

	FEC	FEC TV	FEC CV	FEC AFV	FEC OHV	FEC APV	CC	CC ALPV	CC OHV	A7C	A7C 7SV	A7C FECV	A7C FECV C	A7C FECV AF	A7C OHV	A7C ALPV
DISPLACED HOUSING UNITS																
Single Family		304	22				210	2		318	210	32	51	32		80
Multi Family		60	-				62	-		62	62	-	-	-	-	-
Apartments		321	-				321	-		321	321	-	-	-	-	-
Mobile Homes		-	-				-	-		-	-	-	-	-	-	-
Total		685	22				593	2		701	593	32	51	32		80
DISPLACED HOUSEHOLDS																
Total		623	20				536	2		638	536	30	47	30		76
DISPLACED PERSONS																
Total		1,673	52				1,380	7		1,721	1,380	101	145	101		256
SPECIAL NEEDS ASSESSMENT																
# HH Below Poverty Level		28	1				25	-		29	25	1	2	1		3
# Minority Population		355	8				307	1		363	307	17	24	17		42
# Elderly Population		208	7				192	-		212	192	6	11	6		15
# Handicapped Population		228	6				181	1		236	181	16	21	16		41
# Transit Dependent Population		47	-				45	-		48	45	1	1	1		2
% HH Below Poverty Level		4%	5%				5%	0%		5%	5%	3%	4%	3%		4%
% Minority Population		21%	16%				22%	17%		21%	22%	17%	16%	17%		17%
% Elderly Population		12%	13%				14%	0%		12%	14%	6%	8%	6%		6%
% Handicapped Population		14%	12%				13%	16%		14%	13%	16%	15%	16%		16%
% Transit Dependent Population		3%	0%				3%	0%		3%	3%	1%	0%	1%		1%
TENURE																
Owner Occupied		274	17				192	2		286	192	27	42	27		70
Renter Occupied		349	3				344	0		352	344	3	5	3		6

Source: 2000 U.S. Census; P&D Consultants, Inc.

Table 1.6-2A
 RESIDENTIAL DISPLACEMENT BY ALTERNATIVE
 SOCTIIP ADDITIONAL ALTERNATIVES

	ULTIMATE ALTERNATIVES			INITIAL ALTERNATIVES		
	FEC-M	FEC W	A7C-FEC-M	FEC-M	FEC W	A7C-FEC-M
DISPLACED HOUSING UNITS						
Single Family	-	-	-	-	-	-
Multi Family	-	-	-	-	-	-
Apartments	-	-	-	-	-	-
Mobile Homes	-	-	-	-	-	-
Total	-	-	-	-	-	-
DISPLACED HOUSEHOLDS						
Total	-	-	-	-	-	-
DISPLACED PERSONS						
Total	-	-	-	-	-	-
SPECIAL NEEDS ASSESSMENT						
# HH Below Poverty Level	-	-	-	-	-	-
# Minority Population	-	-	-	-	-	-
# Elderly Population	-	-	-	-	-	-
# Handicapped Population	-	-	-	-	-	-
# Transit Dependent Population	-	-	-	-	-	-
% HH Below Poverty Level	-	-	-	-	-	-
% Minority Population	-	-	-	-	-	-
% Elderly Population	-	-	-	-	-	-
% Handicapped Population	-	-	-	-	-	-
% Transit Dependent Population	-	-	-	-	-	-
TENURE						
Owner Occupied	-	-	-	-	-	-
Renter Occupied	-	-	-	-	-	-

Source: 2000 U.S. Census; P&D Consultants, Inc.

Table 1.6-3
NON-RESIDENTIAL DISPLACEMENT BY ALTERNATIVE
SOCTIIP ALTERNATIVES

	FEC	FEC TV	FEC CV	FEC AFV	FEC OHV	FEC APV	CC	CC ALPV	CC OHV	A7C	A7C 7SV	A7C FECV	A7C FECV C	A7C FECV AF	A7C OHV	A7C ALPV	AIO	AIP	I5
ULTIMATE ALTERNATIVES																			
DISPLACED NON-RESIDENTIAL USES																			
Commercial	89						89			89	89					4	285	336	
Industrial	1						1			1	1					13	35	25	
Lodging	10						10			10	10					-	14	14	
Public/Institutional	6						6			6	6					-	5	7	
Total	106						106			106	106					17	339	382	
Number Employees	1,100						1,100			1,100	1,100					200	4,000	4,150	
DISPLACED USES BY EMPLOYMENT SIZE																			
Up to 10	74						74			74	74					5	241	287	
11 - 50	27						27			27	27					12	81	77	
51 - 100	5						5			5	5					-	14	15	
101 - 300	-						-			-	-					-	3	3	
301 - 500	-						-			-	-					-	-	-	
501+	-						-			-	-					-	-	-	
Total	106						106			106	106					17	339	382	
DISPLACED NON-RESIDENTIAL PARCELS																			
Commercial	69						69			69	69					3	145	169	
Industrial	2						2			2	2					9	23	16	
Lodging	10						10			10	10					-	14	14	
Public/Institutional	6						6			6	6					-	5	7	
Total	87						87			87	87					12	187	206	
INITIAL ALTERNATIVES																			
DISPLACED NON-RESIDENTIAL USES																			
Commercial	89						89			89	89					na	na	na	
Industrial	1						1			1	1					na	na	na	
Lodging	10						10			10	10					na	na	na	
Public/Institutional	6						6			6	6					na	na	na	
Total	106						106			106	106					na	na	na	
Number Employees	1,100						1,100			1,100	1,100					na	na	na	
DISPLACED USES BY EMPLOYMENT SIZE																			
Up to 10	74						74			74	74					na	na	na	
11 - 50	27						27			27	27					na	na	na	
51 - 100	5						5			5	5					na	na	na	
101 - 300	-						-			-	-					na	na	na	
301 - 500	-						-			-	-					na	na	na	
501+	-						-			-	-					na	na	na	
Total	106						106			106	106					na	na	na	
DISPLACED NON-RESIDENTIAL PARCELS																			
Commercial	69						69			69	69					na	na	na	
Industrial	2						2			2	2					na	na	na	
Lodging	10						10			10	10					na	na	na	
Public/Institutional	6						6			6	6					na	na	na	
Total	87						87			87	87					na	na	na	

Source: County Assessor Records; Haines & Company; P&D Consultants, Inc.

Table 1.6-3a
NON-RESIDENTIAL DISPLACEMENT BY ALTERNATIVE
SOCTIIP ADDITIONAL ALTERNATIVES

	FEC-M	FEC-W	A7C-FEC-M
ULTIMATE ALTERNATIVES			
DISPLACED NON-RESIDENTIAL USES			
Commercial			
Industrial			
Lodging			
Public/Institutional			
Total			
Number Employees			
DISPLACED USES BY EMPLOYMENT SIZE			
Up to 10			
11 - 50			
51 - 100			
101 - 300			
301 - 500			
501+			
Total			
DISPLACED NON-RESIDENTIAL PARCELS			
Commercial			
Industrial			
Lodging			
Public/Institutional			
Total			
INITIAL ALTERNATIVES			
DISPLACED NON-RESIDENTIAL USES			
Commercial			
Industrial			
Lodging			
Public/Institutional			
Total			
Number Employees			
DISPLACED USES BY EMPLOYMENT SIZE			
Up to 10			
11 - 50			
51 - 100			
101 - 300			
301 - 500			
501+			
Total			
DISPLACED NON-RESIDENTIAL PARCELS			
Commercial			
Industrial			
Lodging			
Public/Institutional			
Total			

Source: County Assessor Records; Haines & Company; P&D Consultants, Inc.

Table 1.6-4
AGRICULTURAL DISPLACEMENT BY
SOCTIIP BUILD ALTERNATIVE

SOCTIIP Alternative	Agricultural Use	Displaced Parcels	Displacement Area	
			Acres	Hectares
CC-ALPV Initial		3	98	40
	Nursery	2	81	33
	Nursery/Row Crops	1	17	7
CC Initial		3	98	40
	Nursery	2	81	33
	Nursery/Row Crops	1	17	7
CC-OHV Initial		1	66	27
	Nursery	1	66	27
FEC-AFV Initial		3	114	46
	Row Crops	3	114	46
FEC Initial		3	114	46
	Row Crops	3	114	46
FEC-APV Initial		3	114	46
	Row Crops	3	114	46
FEC-CV Initial		3	114	46
	Row Crops	3	114	46
FEC-TV Initial		3	114	46
	Row Crops	3	114	46
CC-ALPV Ultimate		3	98	40
	Nursery	2	81	33
	Nursery/Row Crops	1	17	7
CC Ultimate		3	98	40
	Nursery	2	81	33
	Nursery/Row Crops	1	17	7
CC-OHV Ultimate		3	98	40
	Nursery	2	81	33
	Nursery/Row Crops	1	17	7
FEC-AFV Ultimate		3	114	46
	Row Crops	3	114	46
FEC Ultimate		3	114	46
	Row Crops	3	114	46
FEC-APV Ultimate		3	114	46
	Row Crops	3	114	46
FEC-CV Ultimate		3	114	46
	Row Crops	3	114	46
FEC-TV Ultimate		3	114	46
	Row Crops	3	114	46
AIO		2	31	13
	Nursery	1	15	6
	Nursery/Row Crops	1	17	7
AIP		2	31	13
	Nursery	1	15	6
	Nursery/Row Crops	1	17	7

Source: P&D Consultants (2002).

Table 1.6-4a
AGRICULTURAL DISPLACEMENT BY
SOCTIIP ADDITIONAL BUILD ALTERNATIVE

SOCTIIP Alternative	Agricultural Use	Displaced	Displacement Area	
		Parcels	Acres	Hectares
FEC-M-Initial		2	49	20
	Row Crops	2	49	20
FEC-M-Ultimate		2	49	20
	Row Crops	2	49	20
FEC-W-Initial		1	244	99
	Row Crops	1	244	99
FEC-W-Ultimate		1	244	99
	Row Crops	1	244	99

Source: P&D Consultants (2003).

SECTION 2.0 **DETAILED ANALYSIS**

2.1 DISPLACEMENT AREA

This Section provides detailed summaries of the residential, non-residential and agricultural displacements for each South Orange County Transportation Infrastructure Improvement Project (SOCTIIP) alternative. A complete listing of displacements by assessor parcel number and alternative is contained in Appendix C.

2.1.1 RESIDENTIAL DISPLACEMENTS

2.1.1.1 FEC – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.2 FEC – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.3 FEC-TV – Initial Alternative

This alternative would displace 685 housing units as shown in Table 2.1-1. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 623 households and 1,673 persons would be displaced. Approximately 40 percent (274) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-1, an estimated 28 displaced households (4.5 percent) have incomes below the poverty level. Minority persons are estimated at 355 (21.2 percent) of the total displaced persons. Elderly persons are estimated at 208 (12.5 percent) of total displaced persons. Handicapped persons are estimated at 228 (13.7 percent) of the total displaced persons. Transit dependent persons are estimated at 47 (2.8 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-2. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-3.

2.1.1.4 FEC-TV – Ultimate Alternative

This Alternative would displace 703 housing units as shown in Table 2.1-4. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 640 households and 1,729 persons would be displaced. Approximately 42 percent (289) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-4, an estimated 29 displaced households (4.5 percent) have incomes below the poverty level. Minority persons are estimated at 364 (21.1 percent) of the total displaced persons. Elderly persons are estimated at 212 (12.3 percent) of the total displaced persons. Handicapped persons are estimated at 237 (13.7 percent) of the total displaced persons. Transit dependent persons are estimated at 48 (2.8 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-5. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-6.

2.1.1.5 FEC-APV – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.6 FEC-APV – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.7 FEC-CV – Initial Alternative

This Alternative would displace 22 housing units as shown in Table 2.1-7. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 20 households and 52 persons would be displaced. Approximately 85 percent (17) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-7, one displaced household (5.0 percent) is estimated to have an income below the poverty level. Minority persons are estimated at eight (15.9 percent) of the total displaced persons. Elderly persons are estimated at seven (12.7 percent) of the total displaced persons. Handicapped persons are estimated at six (11.5 percent) of the total displaced persons. No transit dependent population is estimated to be displaced by this Alternative.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-8. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-9.

2.1.1.8 FEC-CV – Ultimate Alternative

This Alternative would displace 22 housing units as shown in Table 2.1-10. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 20 households and 52 persons would be displaced. Approximately 85 percent (17) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-10, one displaced household (5.0 percent) is estimated to have an income below the poverty level. Minority persons are estimated at eight (15.9 percent) of the total displaced persons. Elderly persons are estimated at seven (12.7 percent) of the total displaced

persons. Handicapped persons are estimated at six (11.5 percent) of the total displaced persons. No transit dependent population is estimated to be displaced by this Alternative.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-11. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-12.

2.1.1.9 FEC-AFV – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.10 FEC-AFV – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.11 FEC-OHV – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.12 FEC-OHV – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.13 CC – Initial Alternative

This Alternative would displace 593 housing units as shown in Table 2.1-13. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 536 households and 1,380 persons would be displaced. Approximately 34 percent (192) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-13, an estimated 25 displaced households (4.7 percent) have incomes below the poverty level. Minority persons are estimated at 307 (22.2 percent) of the total displaced persons. Elderly persons are estimated at 192 (13.9 percent) of the total displaced persons. Handicapped persons are estimated at 181 (13.1 percent) of the total displaced persons. Transit dependent persons are estimated at 45 (3.3 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-14. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-15.

2.1.1.14 CC – Ultimate Alternative

This alternative would displace 602 housing units as shown in Table 2.1-16. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size

data, an estimated 545 households and 1,405 persons would be displaced. Approximately 34 percent (201) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-16, an estimated 25 displaced households (4.6 percent) have incomes below the poverty level. Minority persons are estimated at 311 (22.1 percent) of the total displaced persons. Elderly persons are estimated at 194 (13.8 percent) of the total displaced persons. Handicapped persons are estimated at 184 (13.1 percent) of the total displaced persons. Transit dependent persons are estimated at 46 (3.3 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-17. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-18.

2.1.1.15 CC-ALPV – Initial Alternative

This alternative would displace two housing units as shown in Table 2.1-19. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated two households and seven persons would be displaced. Both of the displaced households are owners.

As shown in Table 2.1-19, no displaced households are estimated to have an income below the poverty level. Minority persons are estimated at one (16.5 percent) of the total displaced persons. No elderly persons are estimated to be displaced. One handicapped person is estimated to be displaced. No transit dependent population is estimated to be displaced.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-20.

2.1.1.16 CC-ALPV – Ultimate Alternative

This Alternative would displace 14 housing units as shown in Table 2.1-21. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 13 households and 44 persons would be displaced. Approximately 92 percent (12) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-21, one displaced household (7.7 percent) is estimated to have an income below the poverty level. Minority persons are estimated at seven (16.5 percent) of the total displaced persons. Elderly persons are estimated at three (5.8 percent) of the total displaced persons. Handicapped persons are estimated at seven (16.2 percent) of the total displaced persons. No transit dependent population is estimated to be displaced.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-22. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-23.

2.1.1.17 CC-OHV – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.18 CC-OHV – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.19 A7C – Initial Alternative

This Alternative would displace 701 housing units as shown in Table 2.1-24. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 638 households and 1,721 persons would be displaced. Approximately 45 percent (286) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-24, an estimated 29 displaced households (4.6 percent) have incomes below the poverty level. Minority persons are estimated at 363 (21.3 percent) of the total displaced persons. Elderly persons are estimated at 213 (12.3 percent) of the total displaced persons. Handicapped persons are estimated at 236 (13.8 percent) of the total displaced persons. Transit dependent persons are estimated at 48 (2.9 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-25. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-26.

2.1.1.20 A7C – Ultimate Alternative

This alternative would displace 704 housing units as shown in Table 2.1-27. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 641 households and 1,730 persons would be displaced. Approximately 45 percent (289) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-27, estimated 29 displaced households (4.6 percent) have incomes below the poverty level. Minority persons are estimated at 364 (21.3 percent) of the total displaced persons. Elderly persons are estimated at 212 (12.3 percent) of the total displaced persons. Handicapped persons are estimated at 237 (13.8 percent) of the total displaced persons. Transit dependent persons are estimated at 48 (2.9 percent) of total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-28. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-29.

2.1.1.21 A7C-7SV – Initial Alternative

This Alternative would displace 593 housing units as shown in Table 2.1-30. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 536 households and 1,380 persons would be displaced. Approximately 35 percent (192) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-30, an estimated 25 displaced households (4.7 percent) have incomes below the poverty level. Minority persons are estimated at 307 (22.2 percent) of the total displaced persons. Elderly persons are estimated at 192 (13.9 percent) of the total displaced persons. Handicapped persons are estimated at 181 (13.1 percent) of the total displaced persons. Transit dependent persons are estimated at 45 (3.3 percent) of total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-31. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-32.

2.1.1.22 A7C-7SV – Ultimate Alternative

This Alternative would displace 480 housing units as shown in Table 2.1-33. All of the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 602 households and 1,405 persons would be displaced. Approximately 35 percent (201) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-33, an estimated 25 displaced households (4.6 percent) have incomes below the poverty level. Minority persons are estimated at 311 (22.1 percent) of the total displaced persons. Elderly persons are estimated at 194 (13.8 percent) of the total displaced persons. Handicapped persons are estimated at 184 (13.1 percent) of the total displaced persons. Transit dependent persons are estimated at 46 (3.3 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-34. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-35.

2.1.1.23 A7C-FECV – Initial Alternative

This Alternative would displace 32 housing units as shown in Table 2.1-36. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 30 households and 101 persons would be displaced. Approximately 90 percent (27) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-36, one displaced household (5.3 percent) is estimated to have an income below the poverty level. Minority persons are estimated at 17 (16.5 percent) of the total

displaced persons. Elderly persons are estimated at six (5.8 percent) of the total displaced persons. Handicapped persons are estimated at 16 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.7 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-37. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-38.

2.1.1.24 A7C-FECV – Ultimate Alternative

This Alternative would displace 56 housing units as shown in Table 2.1-38a. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 83 households and 179 persons would be displaced. Approximately 92 percent (49) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-38a, two displaced households (3.8 percent) are estimated to have an income below the poverty level. Minority persons are estimated at 30 (16.5 percent) of the total displaced persons. Elderly persons are estimated at 10 (5.8 percent) of the total displaced persons. Handicapped persons are estimated at 29 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.7 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-38b. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-38c.

2.1.1.25 A7C-FECV-C – Initial Alternative

This Alternative would displace 51 housing units as shown in Table 2.1-39. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 47 households and 145 persons would be displaced. Approximately 89 percent (42) of the displaced households are owners with the balance being renters.

As shown on Table 2.1-39, two displaced households (4.3 percent) are estimated to have an income below the poverty level. Minority persons are estimated at 24 (16.3 percent) of the total displaced persons. Elderly persons are estimated at 11 (7.9 percent) of the total displaced persons. Handicapped persons are estimated at 21 (14.8 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.5 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-40. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-41.

2.1.1.26 A7C-FECV-C – Ultimate Alternative

This Alternative would displace 75 housing units as shown in Table 2.1-42. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 70 households and 223 persons would be displaced. Approximately 90 percent (63) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-39, three displaced households (4.3 percent) are estimated to have an income below the poverty level. Minority persons are estimated at 37 (16.4 percent) of the total displaced persons. Elderly persons are estimated at 16 (7.2 percent) of the total displaced persons. Handicapped persons are estimated at 34 (15.2 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.6 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-43. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-44.

2.1.1.27 A7C-FECV-AF – Initial Alternative

This Alternative would displace 32 housing units as shown in Table 2.1-45. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 30 households and 101 persons would be displaced. Approximately 90 percent (27) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-45, one displaced household (5.3 percent) is estimated to have an income below the poverty level. Minority persons are estimated at 17 (16.5 percent) of the total displaced persons. Elderly persons are estimated at six (5.8 percent) of the total displaced persons. Handicapped persons are estimated at 16 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.7 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-46. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-47.

2.1.1.28 A7C-FECV-AF – Ultimate Alternative

This Alternative would displace 56 housing units as shown in Table 2.1-47a. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 83 households and 179 persons would be displaced. Approximately 92 percent (49) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-47a, two displaced households (3.8 percent) are estimated to have an income below the poverty level. Minority persons are estimated at 30 (16.5 percent) of the total

displaced persons. Elderly persons are estimated at 10 (5.8 percent) of the total displaced persons. Handicapped persons are estimated at 29 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at one (0.7 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-47b. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-47c.

2.1.1.29 A7C-OHV – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.30 A7C-OHV – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.31 A7C-ALPV – Initial Alternative

This Alternative would displace 80 housing units as shown in Table 2.1-48. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 76 households and 256 persons would be displaced. Approximately 92 percent (70) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-48, an estimated three displaced households (3.9 percent) have incomes below the poverty level. Minority persons are estimated at 42 (16.5 percent) of the total displaced persons. Elderly persons are estimated at 15 (5.8 percent) of the total displaced persons. Handicapped persons are estimated at 41 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at two (0.7 percent) of total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-49. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-50.

2.1.1.32 A7C-ALPV – Ultimate Alternative

This Alternative would displace 92 housing units as shown in Table 2.1-51. All the displacement would occur in the City of San Clemente. Based on 2000 Census vacancy and household size data, an estimated 87 households and 293 persons would be displaced. Approximately 92 percent (80) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-51, an estimated three displaced households (3.4 percent) have incomes below the poverty level. Minority persons are estimated at 48 (16.5 percent) of the total displaced persons. Elderly persons are estimated at 17 (5.8 percent) of the total displaced

persons. Handicapped persons are estimated at 47 (16.2 percent) of the total displaced persons. Transit dependent persons are estimated at two (0.7 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-52. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-53.

2.1.1.33 AIO Alternative

This Alternative would displace 260 housing units as shown in Table 2.1-54. The displacement would occur in unincorporated Orange County. Based on 2000 Census vacancy and household size data, an estimated 263 households and 827 persons would be displaced. Approximately 40 percent (108) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-54, one displaced household (0.4 percent) is estimated to have an income below the poverty level. Minority persons are estimated at 224 (27.1 percent) of the total displaced persons. Elderly persons are estimated at 22 (2.6 percent) of the total displaced persons. Handicapped persons are estimated at 32 (3.8 percent) of the total displaced persons. Transit dependent persons are estimated at 11 (1.3 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-55. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-56.

2.1.1.34 AIP Alternative

This Alternative would displace 898 housing units as shown in Table 2.1-57. The displacement would occur in the Cities of Dana Point (62 units), Laguna Hills (27 units), Mission Viejo (25 units), San Juan Capistrano (188 units), San Clemente (333 units) and unincorporated Orange County (263 units). Based on 2000 Census vacancy and household size data, an estimated 813 households and 2,208 persons would be displaced. Approximately 43 percent (350) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-57, an estimated 22 displaced households (2.7 percent) have incomes below the poverty level. Minority persons are estimated at 528 (23.9 percent) of the total displaced persons. Elderly persons are estimated at 261 (11.8 percent) of the total displaced persons. Handicapped persons are estimated at 243 (11.0 percent) of the total displaced persons. Transit dependent persons are estimated at 76 (3.4 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-58. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-59.

2.1.1.35 I-5 Alternative

This Alternative would displace 838 housing units as shown in Table 2.1-60. The displacement would occur in the Cities of Dana Point (115 units), Laguna Hills (27 units), Lake Forest (27 units), Mission Viejo (50 units), San Juan Capistrano (236 units) and San Clemente (383 units). Based on 2000 Census vacancy and household size data, an estimated 750 households and 1,970 persons would be displaced. Approximately 53 percent (392) of the displaced households are owners with the balance being renters.

As shown in Table 2.1-60, an estimated 34 displaced households (4.5 percent) have incomes below the poverty level. Minority persons are estimated at 518 (26.3 percent) of the total displaced persons. Elderly persons are estimated at 318 (16.2 percent) of the total displaced persons. Handicapped persons are estimated at 304 (15.4 percent) of the total displaced persons. Transit dependent persons are estimated at 94 (4.8 percent) of the total displaced persons.

Displaced owner-occupied dwelling units are arrayed by estimated value and number of bedrooms, in Table 2.1-61. Displaced renter-occupied dwelling units are arrayed by estimated monthly rent and number of bedrooms, in Table 2.1-62.

2.1.1.36 FEC-M – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.37 FEC-M – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.38 FEC-W – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.39 FEC-W – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.1.40 A7C-FEC-M – Initial Alternative

There are no residential displacements under this Alternative.

2.1.1.41 A7C-FEC-M – Ultimate Alternative

There are no residential displacements under this Alternative.

2.1.2 BUSINESS AND NON-PROFIT DISPLACEMENTS

2.1.2.1 FEC – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.2 FEC – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.3 FEC-TV – Initial Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses, 10 lodging businesses with 379 rooms and four public/institutional uses as shown in Table 2.1-63. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.4 FEC-TV – Ultimate Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses, 10 lodging businesses with 379 rooms, and four public/institutional uses as shown in Table 2.1-64. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.5 FEC-APV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.6 FEC-APV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.7 FEC-CV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.8 FEC-CV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.9 FEC-AFV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.10 FEC-AFV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.11 FEC-OHV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.12 FEC-OHV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.13 CC – Initial Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses; 10 lodging businesses with 379 rooms, and six public/institutional uses as shown in Table 2.1-65. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.14 CC – Ultimate Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses; 10 lodging businesses with 379 rooms, and six public/institutional uses as shown in Table 2.1-66. All the displacements would occur in the City of San Clemente. An estimated 900 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.15 CC-ALPV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.16 CC-ALPV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.17 CC-OHV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.18 CC-OHV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.19 A7C – Initial Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses, 10 lodging businesses with 379 rooms, and seven public/institutional uses as shown in Table 2.1-67. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.20 A7C – Ultimate Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses, 10 lodging businesses with 379 rooms, and seven public/institutional uses as shown in Table 2.1-68. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.21 A7C-7SV – Initial Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses, 10 lodging businesses with 379 rooms, and six public/institutional uses as shown in Table 2.1-69. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.22 A7C-7SV – Ultimate Alternative

This Alternative would displace 106 non-residential uses: 89 commercial businesses; 10 lodging businesses with 379 rooms, and six public/institutional uses as shown in Table 2.1-70. All the displacements would occur in the City of San Clemente. An estimated 1,100 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 87 non-residential parcels would be impacted by this Alternative.

2.1.2.23 A7C-FECV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.24 A7C-FECV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.25 A7C-FECV-C – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.26 A7C-FECV-C – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.27 A7C-FECV-AF – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.28 A7C-FECV-AF – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.29 A7C-OHV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.30 A7C-OHV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.31 A7C-ALPV – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.32 A7C-ALPV – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.33 AIO Alternative

This Alternative would displace 17 non-residential uses: four commercial businesses and 13 industrial businesses as shown in Table 2.1-71. The displacements would occur in the City of Rancho Santa Margarita (4) and San Clemente (13). An estimated 200 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 12 non-residential parcels would be impacted by this Alternative.

2.1.2.34 AIP Alternative

This Alternative would displace 339 non-residential uses: 285 commercial businesses, 35 industrial businesses, 14 lodging businesses with 497 rooms, and five public/institutional uses as shown in Table 2.1-72. The displacements would occur in the City of Laguna Hills (15), Laguna Niguel (113), Mission Viejo (13), Rancho Santa Margarita (4), San Clemente (178) and San Juan Capistrano (16). An estimated 4,000 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 187 non-residential parcels would be impacted by this Alternative.

2.1.2.35 I-5 Alternative

This Alternative would displace 382 non-residential uses: 336 commercial businesses, 25 industrial businesses, 14 lodging businesses with 497 rooms, and seven public/institutional uses as shown in Table 2.1-73. The displacements would occur in the Cities of Laguna Hills (25), Laguna Niguel (113), Lake Forest (21), Mission Viejo (9), San Clemente (172) and San Juan Capistrano (42). An estimated 4,150 employees would be displaced. All the displaced uses would be classified as small businesses (less than 500 employees). A total of 206 non-residential parcels would be impacted by this Alternative.

2.1.2.36 FEC-M – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.37 FEC-M – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.38 FEC-W – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.39 FEC-W – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.40 A7C-FEC-M – Initial Alternative

There are no business or non-profit displacements under this Alternative.

2.1.2.41 A7C-FEC-M – Ultimate Alternative

There are no business or non-profit displacements under this Alternative.

2.1.3 AGRICULTURAL DISPLACEMENTS

2.1.3.1 FEC – Initial Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.2 FEC – Ultimate Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.3 FEC-TV – Initial Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.4 FEC-TV – Ultimate Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.5 FEC-APV – Initial Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.6 FEC-APV – Ultimate Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.7 FEC-CV – Initial Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.8 FEC-CV – Ultimate Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.9 FEC-AFV – Initial Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.10 FEC-AFV – Ultimate Alternative

Three agricultural parcels totaling 46 hectares (114 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.11 FEC-OHV – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.12 FEC-OHV – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.13 CC – Initial Alternative

Three agricultural parcels totaling 40 hectares (98 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.1.3.14 CC – Ultimate Alternative

Three agricultural parcels totaling 40 hectares (98 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.1.3.15 CC-ALPV – Initial Alternative

Three agricultural parcels totaling 40 hectares (98 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.1.3.16 CC-ALPV – Ultimate Alternative

Three agricultural parcels totaling 40 hectares (98 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.1.3.17 CC-OHV – Initial Alternative

One agricultural parcel totaling 27 hectares (66 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced use is a nursery located in unincorporated Orange County.

2.1.3.18 CC-OHV – Ultimate Alternative

One agricultural parcel totaling 27 hectares (66 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced use is a nursery located in unincorporated Orange County.

2.1.3.19 A7C – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.20 A7C – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.21 A7C-7SV – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.22 A7C-7SV – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.23 A7C-FECV – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.24 A7C-FECV – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.25 A7C-FECV-C – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.26 A7C-FECV-C – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.27 A7C-FECV-AF – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.28 A7C-FECV-AF – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.29 A7C-OHV – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.30 A7C-OHV – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.31 A7C-ALPV – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.32 A7C-ALPV – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.33 AIO Alternative

Two agricultural parcels totaling 13 hectares (31 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.3.3.34 AIP Alternative

Two agricultural parcels totaling 13 hectares (31 acres) would be displaced under this Alternative as shown in Table 2.1-74. The displaced uses are nursery and row crops located in unincorporated Orange County.

2.1.3.35 I-5 Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.36 FEC-M – Initial Alternative

Two agricultural parcels totaling 20 hectares (49 acres) would be displaced under this Alternative as shown in Table 2.1-74a. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.37 FEC-M – Ultimate Alternative

Two agricultural parcels totaling 20 hectares (49 acres) would be displaced under this Alternative as shown in Table 2.1-74a. The displaced uses are row crops located in unincorporated Orange County.

2.1.3.38 FEC-W – Initial Alternative

One agricultural parcel totaling 99 hectares (244 acres) would be displaced under this Alternative as shown in Table 2.1-74a. The displaced use is a nursery located in unincorporated Orange County.

2.1.3.39 FEC-W – Ultimate Alternative

One agricultural parcel totaling 99 hectares (244 acres) would be displaced under this Alternative as shown in Table 2.1-74a. The displaced use is a nursery located in unincorporated Orange County.

2.1.3.40 A7C-FEC-M – Initial Alternative

No agricultural uses are displaced under this Alternative.

2.1.3.41 A7C-FEC-M – Ultimate Alternative

No agricultural uses are displaced under this Alternative.

2.2 REPLACEMENT AREA

This Section describes the replacement area considered in this study, including socioeconomic conditions and replacement resources. Data for the larger regional area are also included to provide context as to the similarities, differences and relationships between the replacement area and the overall region. Information is presented for the following socioeconomic parameters:

- Existing and projected population, housing and employment.
- Demographic and socioeconomic characteristics.

The Section begins with a description of the replacement area and the larger regional area. It then presents population, housing and employment forecasts, and demographic and socioeconomic characteristics.

2.2.1 REPLACEMENT AND REGIONAL AREA DEFINITIONS

2.2.1.1 Replacement Area

The replacement area consists of communities surrounding areas potentially directly impacted by the proposed SOCTIIP build alternatives as well as those communities immediately adjacent to

the alignments of these Alternatives. This area is comprised of South Orange County as shown on Figure 2.2-1. The replacement area is comprised of smaller geographic units called Community Analysis Areas (CAAs). The CAAs included in the SOCTIIP replacement area are CAAs 53, 57 to 60, 62 to 64, and 66 to 70.

Communities in the SOCTIIP replacement area include the incorporated cities of Aliso Viejo, Lake Forest, Laguna Hills, Laguna Woods, Mission Viejo, Laguna Niguel, Rancho Santa Margarita, San Juan Capistrano, Dana Point and San Clemente. The replacement area also includes the unincorporated communities of RMV, Las Flores, Coto de Caza, Ladera Ranch and Talega. RMV is directly southeast of Mission Viejo and extends south to the Orange County and San Diego County line, east of San Clemente. RMV accounts for the majority of the unincorporated area in the SOCTIIP replacement area, covering 10,125 hectares (25,000 acres). Las Flores Planned Community (PC) is east of Mission Viejo around Oso Parkway. Further east is Coto de Caza, which includes the Wagon Wheel development in the southern part of the community around Oso Parkway. The majority of the Ladera PC is southwest of the intersection of Crown Valley Parkway and Antonio Parkway, with a small area located north of Crown Valley Parkway. The northeast part of San Clemente is designated as the Talega PC. The Talega PC also extends north and east of San Clemente and includes the Rolling Hills PC in unincorporated Orange County and the RMV Land Conservancy.

The replacement area includes the service areas of the CUSD, SVUSD and IUSD. The CUSD service area includes parts of the Cities of Dana Point, Laguna Niguel, Mission Viejo, Rancho Santa Margarita, San Clemente and San Juan Capistrano, and part of unincorporated Orange County. The SVUSD service area includes parts of Mission Viejo, Lake Forest, Rancho Santa Margarita and Trabuco Canyon. The IUSD service area is primarily in the City of Irvine. The IUSD does not have any existing or planned facilities near the alignments of the SOCTIIP build alternatives.

2.2.1.2 Regional Area

The regional area is composed of Orange County. Data in the regional area are included to provide context as to the similarities, differences and relationships between the SOCTIIP replacement area and the region.

2.2.2 POPULATION, HOUSING AND EMPLOYMENT FORECASTS

The latest population, housing and employment forecasts for the SOCTIIP replacement area and region are the Orange County Projections 2000 (OCP 2000) prepared by the Center for Demographic Research. Estimates and projections for population, housing and employment for each of the CAAs in the SOCTIIP replacement area, the SOCTIIP replacement area as a whole and the region are presented in Table 2.2-1.

2.2.2.1 Existing and Projected Population

The regional population is expected to increase from 2.8 million in 2000 to over 3.4 million by 2025. This equates to a total increase of 562,300 persons, or an annual rate of increase of 0.7 percent per year over the period.

The SOCTIIP replacement area was home to almost 480,000 persons in 2000, or 17 percent of the population in the Orange County region. By 2025, the population in the SOCTIIP replacement area is forecast to increase by 145,700 persons, to 627,600, an annual increase of 1.1 percent. By 2025, the SOCTIIP replacement area is expected to account for 18 percent of the population in the Orange County region.

Three CAAs, 59, 60 and 70, are expected to account for the majority of forecast growth in the SOCTIIP replacement area. Population in these three CAAs is forecast to increase by almost 97,600 persons between 2000 and 2025, and will account for 67 percent of total population growth in the SOCTIIP replacement area. These three CAAs are in unincorporated County areas, and include the Ladera and Talega PCs and the RMV property.

2.2.2.2 Existing and Projected Housing

The regional housing is expected to increase from a 970,000 dwelling units (dus) in 2000 (per the 2000 U.S. Census) to over 1.1 million dus by 2025. This equates to a total increase of 137,800 dus, or an annual rate of increase of 0.5 percent per year over the period.

There were over 189,000 dus in the SOCTIIP replacement area in 2000 (per the 2000 U.S. Census), or 19 percent of the housing in the Orange County region. By 2025, housing in the SOCTIIP replacement area is forecast to increase by almost 47,000 units, an annual increase of 0.9 percent. By 2025, the SOCTIIP replacement area is expected to account for 21 percent of the total dus in the Orange County region.

Three CAAs, 59, 60 and 70, are expected to account for the majority of forecast growth in housing in the SOCTIIP replacement area. Housing in these three CAAs is forecast to increase by almost 35,900 dus between 2000 and 2025, and account for 76 percent of total housing growth in the SOCTIIP replacement area. These three CAAs are in unincorporated County, and include the Ladera and Talega PCs and the RMV property. The Ladera and Talega PCs have approved development plans, and account for approximately 13,100 of the dwelling units in these CAAs. The RMV property is currently largely undeveloped and is in agricultural holding or open space General Plan designations. OCP-2000 assumed that future development of the RMV property would include 21,000 housing units. However, RMV is processing development plans for the site, which include 14,000 dwelling units and less associated population than are assumed in the OCP-2000 forecasts.

2.2.2.3 Existing and Projected Employment

Employment in the region is expected to increase from an estimated 1.5 million jobs in 2000 to almost 2.1 million jobs by 2025. This equates to a total increase of 541,000 jobs, or an annual rate of increase of 1.2 percent per year over the period.

There were over 207,000 jobs in the SOCTIIP replacement area in 2000, or 14 percent of the employment in the Orange County region. By 2025, employment in the SOCTIIP replacement area is forecast to increase by 97,700 jobs, to 304,938, an annual increase of 1.6 percent. By 2025, the SOCTIIP replacement area is expected to account for 15 percent of the total jobs in the Orange County region.

Several CAAs in the replacement area are expected to account for almost 75 percent of future employment growth, as follows:

CAA 53 (Spectrum in Irvine)	21,807 jobs	22% of the SOCTIIP replacement area
CAA 59/60 (Unincorporated)	23,622 jobs	24% of the SOCTIIP replacement area
CAA 63 (Laguna Hills)	16,994 jobs	17% of the SOCTIIP replacement area
CAA 69 (San Clemente)	10,977 jobs	11% of the SOCTIIP replacement area

2.2.3 DEMOGRAPHIC AND SOCIOECONOMIC CHARACTERISTICS

Population, household, housing and labor force characteristics in the SOCTIIP replacement area, individual incorporated cities in the SOCTIIP replacement area and the regional area are shown in Table 2.2-2.

2.2.3.1 Housing Characteristics

This Section describes housing characteristics in the SOCTIIP replacement area, communities in the SOCTIIP replacement area, and the region, including housing supply, vacancy rates, tenure, and recent housing sales price and rental levels.

Housing Supply

Historically, the rate of growth in the supply of housing in the SOCTIIP replacement area has exceeded the rate in the region as a whole. As noted in Table 2.2-2, between 1980 and 2000, the supply of housing in the SOCTIIP replacement area more than doubled, compared to a 34 percent increase in the region as a whole. While the overall rate of growth in housing supply is expected to decline, this trend is forecast to continue in the future. Between 2000 and 2025, the supply of housing in the SOCTIIP replacement area is projected to increase by 24 percent, compared to 15 percent in the region as a whole.

The rate of growth in individual communities in the SOCTIIP replacement area is expected to widely vary. Several communities, including Dana Point, Mission Viejo, Laguna Niguel, Laguna Hills, Laguna Woods and Lake Forest, are at or near buildout and are forecast to experience little or no growth over the next 25 years. Two communities, San Clemente and San Juan Capistrano, are projected to experience moderate growth over this period. As noted

previously, the majority of future growth in the supply of housing in the SOCTIIP replacement area is projected to occur in the unincorporated areas in the southeast part of the SOCTIIP replacement area. These unincorporated areas include the Ladera and Talega and the RMV property.

Housing supply by type of unit in the incorporated cities in the SOCTIIP replacement area and the region as a whole are shown in Table 2.2-3. As noted, cities in the SOCTIIP replacement area have a higher proportion of single family detached and attached housing than the region as a whole. The SOCTIIP replacement area has a smaller share of multiple family units (both for-sale and rent) than in the region as a whole. With the exception of San Juan Capistrano and Lake Forest, incorporated cities in the SOCTIIP replacement area have a smaller share of mobile homes than the region as a whole.

Tenure and Vacancy Rates

Owner-occupied housing units represent a larger share of total occupied housing in the SOCTIIP replacement area relative to the region as a whole. In 2000, almost 74 percent of occupied housing in the SOCTIIP was owner-occupied, compared to 59 percent in the region as a whole. This trend is generally reflected in all incorporated cities in the SOCTIIP replacement area.

Housing vacancy rates in the SOCTIIP replacement area are higher than the region as a whole. In 2000, 4.4 percent of housing units in the SOCTIIP replacement area were vacant compared to 3.5 percent in the region as a whole. Vacancy rates in incorporated cities in the SOCTIIP replacement area ranges from a low of 1.6 percent in Mission Viejo to a high of 7.8 percent in Dana Point.

Housing Values and Rental Rates

Based on 2000 Census data, the value of housing in the SOCTIIP replacement area is higher than in the region as a whole. In 2000, the median value of an owner-occupied housing unit in the SOCTIIP replacement area was almost \$325,500 compared to \$270,000 in the region. This trend is consistent throughout the incorporated cities in the SOCTIIP replacement area.

Rental rates were also higher in the SOCTIIP replacement area compared to the region as a whole. In 2000, the average monthly rental rate in the SOCTIIP replacement area was \$1,123 versus \$923 in the region. This trend is consistent throughout the incorporated cities in the SOCTIIP replacement area.

2.2.3.2 Population Characteristics

This Section describes population characteristics in the SOCTIIP replacement area, incorporated cities in the SOCTIIP replacement area and the region, including population growth trends, demographic characteristics, handicapped characteristics and ethnic characteristics.

Population Growth Trends

Historically, the rate of growth in population in the SOCTIIP replacement area has exceeded the rate in the region as a whole. Between 1980 and 2000, population in the SOCTIIP replacement area increased by 132 percent, compared to 47 percent in the region.

This trend is expected to continue, albeit at a slower overall rate of growth. Based on the OCP-2000 forecasts, population in the SOCTIIP replacement area is expected to increase by 32 percent between 2000 and 2025, compared to an increase of 20 percent in the region over the same period. As noted previously, the majority of future growth in population in the SOCTIIP replacement area is projected to occur in the unincorporated areas in the southeast part of the replacement area. These unincorporated areas include the Ladera and Talega and the RMV property.

Demographic Characteristics

The distribution of males versus females is similar in the SOCTIIP replacement area, incorporated cities in the SOCTIIP replacement area (with the exception of Laguna Woods, due to the older population in that City and the resulting greater number of female population), and the region as a whole, at roughly a 50/50 split. The percentage of elderly population is somewhat higher in the SOCTIIP replacement area versus the region, at 11.3 percent in the SOCTIIP replacement area compared to 9.9 percent in the region.

Disability Characteristics

The percentage of disabled population in the SOCTIIP replacement area is smaller than in the region as a whole. In 2000, disabled persons represented 12.2 percent of the population in the SOCTIIP replacement area compared to 15.2 percent in the region.

Ethnic Characteristics

Minority populations represent a smaller share of total population in the SOCTIIP replacement area compared to the region. In 2000, minorities represented almost 17 percent of the SOCTIIP replacement area population versus 35 percent in the region. This trend is consistently represented throughout the incorporated cities in the replacement area.

2.2.3.3 Household Characteristics

This Section describes household characteristics in the SOCTIIP replacement area, incorporated cities in the SOCTIIP replacement area, and the region, including household income, transit dependent households, and poverty characteristics.

Household Income

Household income in the SOCTIIP replacement area is higher than in the region. In 1999 the median household income in the SOCTIIP replacement area was almost \$70,977 compared to \$58,820 in the region.

Transit Dependent Households

Transit dependent households, defined as households without a vehicle, represent a smaller share of total households in the SOCTIIP replacement area compared to the region. In 2000, transit dependent households accounted for 4.2 percent of SOCTIIP replacement area household versus 5.8 percent in the region.

Low Income Households

There is a smaller share of households with below poverty level incomes in the SOCTIIP replacement area than in the region. In 1999, 3.0 percent of households in the SOCTIIP replacement area had incomes below poverty level compared to 7.0 percent in the region.

2.2.3.4 Employment Characteristics

This Section describes employment in the SOCTIIP replacement area, incorporated cities in the SOCTIIP replacement area, and the region, including labor force, employment and unemployment, and jobs by location.

Labor Force, Employment and Unemployment

The SOCTIIP replacement area has a lower labor force participation rate than in the region. Labor force participation rate is defined as the persons in the labor force divided by total population. In 2000, almost 49 percent of the population in the SOCTIIP replacement area was in the labor force compared to 53 percent in the region. Unemployment rates in the SOCTIIP replacement area were lower than in the region. In 2000, 1.8 percent of the labor force in the SOCTIIP replacement area was unemployed compared to 2.5 percent in the region.

Jobs by Location

In 2000, an estimated 207,200 jobs were located in the SOCTIIP replacement area, 14 percent of the 1.5 million total jobs in the region. This share is lower than the SOCTIIP replacement area's associated regional share of population and housing. Estimated jobs in incorporated cities in the SOCTIIP replacement area range from 2,535 jobs in Laguna Woods to 34,010 jobs in Lake Forest.

2.2.4 RELOCATION RESOURCES

The following Section discusses potential replacement resources for residential and non-residential displacements from SOCTIIP build alternatives.

2.2.4.1 Residential Replacement Resources

Residential replacement resources were identified for owner-occupied housing, renter-occupied housing and mobile homes. The supply of for-sale replacement housing is shown by community, price, and number of bedrooms, in Table 2.2-4. As of September 2002, there were over 2,000 housing units for sale in the potential replacement area. The unit availability is spread across a broad price range from less than \$100,000 to over \$900,000. The majority of available units (62 percent) are in the \$100,000 to \$500,000 range, although there are a limited number of units (16) available for less than \$100,000. Geographically, the majority of available units are in Mission Viejo (552), San Clemente (370), Dana Point (272) and San Juan Capistrano (227).

The estimated supply of housing units for-rent is shown by community, monthly rent, and number of bedrooms, in Table 2.2-5. As of the 2000 Census, there were 1,800 vacant, for-rent housing units in the replacement area. The 2000 data are considered reasonable in that current overall vacancy rates in the replacement area are similar to overall vacancy rates in 2000. These data are also the most comprehensive available and are consistent with the data used to estimate the rent and number of bedrooms for displaced rental households. The majority of available units (66 percent) are in the over \$1,000 per month rental range and there are limited number of units (13) in the under \$500 per month range.

The estimated supply of mobile homes is shown by community and price in Table 2.2-6. As of the 2000 Census, there were 312 vacant mobile homes in the replacement area. The median price of the units was \$86,400, with the majority of the units located in San Juan Capistrano (176), San Clemente (76), and Lake Forest (63).

2.2.4.2 Business and Non-Profit Replacement Resources

Potential replacement resources for displaced non-residential uses are shown in Table 2.2-7 and include available industrial and commercial space for-sale and lease, and vacant for-sale land. In October 2002, there were 529 industrial units available for lease or purchase, totaling 418,500 square meters (4.5 million square feet) of space. There were 702 commercial (office and retail) units available, with a total of 344,100 square meters (3.7 million square feet) of space. Twenty-eight land parcels were listed for-sale, totaling 23.7 hectares (58.2 acres)

In addition to these currently available resources, there will be replacement resources opportunities in the future development portions of the Ladera and Talega PCs, as well as possible opportunities in the future development of the RMV property. Preliminary plans for the RMV propose commercial and industrial development totaling 473,000 square meters (5 million square feet) of building space.

2.2.4.3 Agricultural Replacement Resources

Based on information from the Land Use Technical Report, there are 5,355 hectares (13,234 acres) of prime, unique and state-wide importance agricultural land in the replacement area. The majority of this land is not currently being actively used for agricultural purposes and could potentially accommodate agricultural uses displaced by the SOCTIIP build Alternatives. RMV, which is currently processing development plans, represents a significant portion of this acreage. However, the RMV Ranch Plan allocates approximately 60 percent of the property to open space uses. Agricultural operations will be allowed in these areas. Thus, portions pf the property will potentially be available to accommodate agricultural operations displaced by SOCTIIP build alternatives.

2.3 RELOCATION RESOURCES

The following Section compares residential and non-residential displacements with replacement resources for each SOCTIIP build alternative.

2.3.1 FEC – INITIAL ALTERNATIVE

2.3.1.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.1.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.1.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.2 FEC – ULTIMATE ALTERNATIVE

2.3.2.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.2.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.2.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.3 FEC-TV – INITIAL ALTERNATIVE

2.3.3.1 Residential Relocation

This Alternative would displace an estimated 274 owner-occupied housing units and 349 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-1. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-2.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.3.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.3.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.4 FEC-TV – ULTIMATE ALTERNATIVE

2.3.4.1 Residential Relocation

This Alternative would displace an estimated 289 owner-occupied housing units and 351 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement

resources by community, price, and number of bedrooms, in Table 2.3-3. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-4.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this alternative, all of the residential displacement occurs within the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente, but still within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.4.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses in the replacement area. However, there may be a need for some uses to relocate outside the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.4.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.5 FEC-APV – INITIAL ALTERNATIVE

2.3.5.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.5.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.5.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.6 FEC-APV – ULTIMATE ALTERNATIVE

2.3.6.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.6.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.6.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.7 FEC-CV – INITIAL ALTERNATIVE

2.3.7.1 Residential Relocation

This Alternative would displace an estimated 17 owner-occupied housing units and 3 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-5. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-6.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.7.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.7.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.8 FEC-CV – ULTIMATE ALTERNATIVE

2.3.8.1 Residential Relocation

This Alternative would displace an estimated 17 owner-occupied housing units and 3 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-7. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-8.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.8.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.8.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.9 FEC-AFV – INITIAL ALTERNATIVE

2.3.9.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.9.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.9.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.10 FEC-AFV – ULTIMATE ALTERNATIVE

2.3.10.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.10.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.10.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.11 FEC-OHV – INITIAL ALTERNATIVE

2.3.11.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.11.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.11.3 Agricultural Relocation

There are no agricultural uses displaced under this Alternative.

2.3.12 FEC-OHV – ULTIMATE ALTERNATIVE

2.3.12.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.12.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.12.3 Agricultural Relocation

There are no agricultural uses displaced under this Alternative.

2.3.13 CC – INITIAL ALTERNATIVE

2.3.13.1 Residential Relocation

This Alternative would displace an estimated 192 owner-occupied housing units and 344 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-9. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-10.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential

displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.13.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.13.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.14 CC – ULTIMATE ALTERNATIVE

2.3.14.1 Residential Relocation

This Alternative would displace an estimated 201 owner-occupied housing units and 344 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-11. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-12.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs within the City of San Clemente, and some of the displaced households

would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.14.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.14.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.15 CC-ALPV – INITIAL ALTERNATIVE

2.3.15.1 Residential Relocation

This Alternative would displace an estimated two owner-occupied housing units and no renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-13.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner-occupied units.

2.3.15.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.15.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.16 CC-ALPV – ULTIMATE ALTERNATIVE

2.3.16.1 Residential Relocation

This Alternative would displace an estimated 12 owner-occupied housing units and one renter-occupied unit. Displaced owner-occupied units are compared with for-sale replacement resources

by community, price, and number of bedrooms, in Table 2.3-14. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-15.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.16.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.16.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.17 CC-OHV – INITIAL ALTERNATIVE

2.3.17.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.17.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.17.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the one agricultural user displaced by this Alternative.

2.3.18 CC-OHV – ULTIMATE ALTERNATIVE

2.3.18.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.18.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.18.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the three agricultural users displaced by this Alternative.

2.3.19 A7C – INITIAL ALTERNATIVE

2.3.19.1 Residential Relocation

This Alternative would displace an estimated 286 owner-occupied housing units and 352 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-16. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-17.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs within the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.19.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.19.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.20 A7C – ULTIMATE ALTERNATIVE

2.3.20.1 Residential Relocation

This Alternative would displace an estimated 289 owner-occupied housing units and 352 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-18. Displaced renter-

occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-19.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.20.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.20.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.21 A7C-7SV – INITIAL ALTERNATIVE

2.3.21.1 Residential Relocation

This Alternative would displace an estimated 192 owner-occupied housing units and 344 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-20. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-21.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.21.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.21.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.22 A7C-7SV – ULTIMATE ALTERNATIVE

2.3.22.1 Residential Relocation

This Alternative would displace an estimated 201 owner-occupied housing units and 344 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-22. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-23.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and occupied units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, all the residential displacement occurs in the City of San Clemente, and some of the displaced households would most likely have to seek replacement housing outside of the City of San Clemente within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.22.2 Non-Residential Relocation

This Alternative would displace 106 commercial, lodging and public/institutional uses. All of the displacements occur in the City of San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside of the City of San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact at the local level on the City of San Clemente due to a loss of business opportunity and a net loss of commercial/employment space in the City.

2.3.22.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.23 A7C-FECV – INITIAL ALTERNATIVE

2.3.23.1 Residential Relocation

This Alternative would displace an estimated 27 owner-occupied housing units and three renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-24. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-25.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.23.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.23.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.24 A7C-FECV – ULTIMATE ALTERNATIVE

2.3.24.1 Residential Relocation

This Alternative would displace an estimated 49 owner-occupied housing units and three renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-25a. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-25b.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.24.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.24.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.25 A7C-FECV-C – INITIAL ALTERNATIVE

2.3.25.1 Residential Relocation

This Alternative would displace an estimated 42 owner-occupied housing units and five renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-26. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-27.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.25.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.25.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.26 A7C-FECV-C – ULTIMATE ALTERNATIVE

2.3.26.1 Residential Relocation

This Alternative would displace an estimated 63 owner-occupied housing units and seven renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-28. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-29.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.26.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.26.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.27 A7C-FECV-AF – INITIAL ALTERNATIVE

2.3.27.1 Residential Relocation

This Alternative would displace an estimated 27 owner-occupied housing units and three renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-30. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-31.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.27.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.27.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.28 A7C-FECV-AF – ULTIMATE ALTERNATIVE

2.3.28.1 Residential Relocation

This Alternative would displace an estimated 49 owner-occupied housing units and four renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-31a. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-31b.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.28.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.28.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.29 A7C-OHV – INITIAL ALTERNATIVE

2.3.29.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.29.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.29.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.30 A7C-OHV – ULTIMATE ALTERNATIVE

2.3.30.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.30.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.30.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.31 A7C-ALPV – INITIAL ALTERNATIVE

2.3.31.1 Residential Relocation

This Alternative would displace an estimated 70 owner-occupied housing units and six renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-32. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-33.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.31.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.31.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.32 A7C-ALPV – ULTIMATE

2.3.32.1 Residential Relocation

This Alternative would displace an estimated 80 owner-occupied housing units and seven renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-34. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-35.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner and renter-occupied units.

2.3.32.2 Non-Residential Relocation

There are no non-residential displacements under this Alternative.

2.3.32.3 Agricultural Relocation

There are no agricultural displacements under this Alternative.

2.3.33 AIO ALTERNATIVE

2.3.33.1 Residential Relocation

This Alternative would displace an estimated 108 owner-occupied housing units and 153 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-36. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-37.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner-occupied units. Residential displacement occurs in unincorporated Orange County, and some of the displaced households would most likely have to seek replacement housing outside of the immediate communities within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, the residential

displacement occurs in unincorporated Orange County, and some of the displaced households would most likely have to seek replacement housing outside of these communities within the larger replacement area. Further, it appears that there may be insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.33.2 Non-Residential Relocation

This alternative would displace 17 commercial and industrial uses. The displacements occur in Rancho Santa Margarita and San Clemente. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area.

2.3.33.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the two agricultural users displaced by this Alternative.

2.3.34 AIP ALTERNATIVE

2.3.34.1 Residential Relocation

This Alternative would displace an estimated 350 owner-occupied housing units and 463 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-38. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-39.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner-occupied units. Residential displacement occurs in Dana Point, Laguna Hills, Mission Viejo, San Clemente, San Juan Capistrano and unincorporated Orange County, and some of the displaced households would most likely have to seek replacement housing outside of the immediate communities within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, the residential displacement occurs in Dana Point, Laguna Hills, Mission Viejo, San Clemente, San Juan Capistrano and unincorporated Orange County, and some of the displaced households would most likely have to seek replacement housing outside of the immediate communities within the larger replacement area. Further, it appears that there are insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.34.2 Non-Residential Relocation

This Alternative would displace 339 commercial, industrial, lodging and public/institutional uses. The displacements occur in Laguna Hills, Laguna Niguel, Mission Viejo, Rancho Santa

margarita, San Clemente, and San Juan Capistrano. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside Laguna Niguel and San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would constitute an adverse impact on a local level to Laguna Niguel and San Clemente due a loss of business opportunity and a net loss of commercial/employment space within these Cities.

2.3.34.3 Agricultural Relocation

Based on information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the two agricultural users displaced by this Alternative.

2.3.35 I-5 ALTERNATIVE

2.3.35.1 Residential Relocation

This Alternative would displace an estimated 392 owner-occupied housing units and 359 renter-occupied units. Displaced owner-occupied units are compared with for-sale replacement resources by community, price, and number of bedrooms, in Table 2.3-40. Displaced renter-occupied units are compared with for-rent replacement resources by community, price, and number of bedrooms, in Table 2.3-41.

Overall, it appears that there are sufficient for-sale replacement resources to accommodate the displaced owner-occupied units. Residential displacement occurs in Dana Point, Laguna Hills, Laguna Woods, Lake Forest, Mission Viejo, San Clemente, and San Juan Capistrano, and some of the displaced households would most likely have to seek replacement housing outside of the immediate communities within the larger replacement area.

Overall, it appears that there are sufficient for-rent replacement resources to accommodate the displaced renter-occupied housing units. However, under this Alternative, the residential displacement occurs in Dana Point, Laguna Hills, Laguna Woods, Lake Forest, Mission Viejo, San Clemente, and San Juan Capistrano, and some of the displaced households would most likely have to seek replacement housing outside of the immediate communities within the larger replacement area. Further, it appears that there are insufficient replacement resources in the less than \$500 per month rental range to accommodate households displaced from existing housing in this rental range.

2.3.35.2 Non-Residential Relocation

This Alternative would displace 382 commercial, industrial, lodging and public/institutional uses. The displacements occur in Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, San Clemente, and San Juan Capistrano. Overall, it appears that there are sufficient replacement resources to accommodate the displaced uses within the replacement area. However, there may be a need for some uses to relocate outside Laguna Niguel and San Clemente. The impacts would not be adverse at a regional level. The displacement of existing non-residential uses would

constitute an adverse impact at the local level to Laguna Niguel and San Clemente due to a loss of business opportunity and a net loss of commercial/employment space within these Cities.

2.3.35.3 Agricultural Relocation

There are no agricultural uses displaced under this Alternative.

2.3.36 FEC-M – INITIAL ALTERNATIVE

2.3.36.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.36.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.36.3 Agricultural Displacements

Based on the information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the two agricultural users displaced by this Alternative.

2.3.37 FEC-M – ULTIMATE ALTERNATIVE

2.3.37.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.37.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.37.3 Agricultural Displacements

Based on the information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the two agricultural users displaced by this Alternative.

2.3.38 FEC-W – INITIAL ALTERNATIVE

2.3.38.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.38.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.38.3 Agricultural Displacements

Based on the information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the agricultural user displaced by this Alternative.

2.3.39 FEC-W – ULTIMATE ALTERNATIVE

2.3.39.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.39.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.39.3 Agricultural Displacements

Based on the information in Section 2.2.4.3, it appears there are sufficient resources to accommodate the agricultural user displaced by this Alternative.

2.3.40 A7C-FEC-M – INITIAL ALTERNATIVE

2.3.40.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.40.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.40.3 Agricultural Displacements

There are no agricultural users displaced under this Alternative.

2.3.41 A7C-FEC-M – ULTIMATE ALTERNATIVE

2.3.41.1 Residential Relocation

There are no residential displacements under this Alternative.

2.3.41.2 Non-Residential Displacement

There are no non-residential displacements under this Alternative.

2.3.41.3 Agricultural Displacements

There are no agricultural users displaced under this Alternative.

2.4 RELOCATION PROBLEMS AND PROGRAMS

2.4.1 RELOCATION PROBLEMS

2.4.1.1 Special Needs Groups

Section 2.1 identified the number and type of special needs groups, including minorities, poverty income, elderly, handicapped, and transit dependent populations, impacted by each SOCTIIP build alternative.

2.4.1.2 Impact on Low or Moderate Income Housing Stock

Section 2.1 identifies the number and type of displaced housing units by price and rental rate. Some of the displaced units, particularly rental units in the less than \$500 per month rental range, would be considered an important source of affordable housing in the displacement area.

2.4.1.3 Replacement Area Preferences

As discussed in Section 2.3, overall it appears that there are sufficient residential and non-residential replacement resources to accommodate the displaced uses. However, under several alternatives, some of the displaced households and non-residential uses would most likely have to seek relocation opportunities outside of their current communities, but still within the larger replacement area.

2.4.1.4 Competing Displacement Needs

The relocation analysis must consider other public and private projects that would displace housing and businesses at the same time as the proposed project. A review of proposed projects that could result in residential or non-residential displacements was conducted. This list is contained in Appendix D. Based on a review of this list, it has been determined that there are no competing projects that would generate additional displacements.

2.4.1.5 Environmental Justice

Executive Order 12898, known as the Environmental Justice Policy, requires Federal agencies to achieve environmental justice by addressing disproportionately high adverse human health and environmental effects, including interrelated social and economic effects of their programs, policies and activities on minority and low-income populations in the United States. FHWA guidelines (FHWA Order 6640.23, December 2, 1998), define low income populations as a household with income at or below the Department of Health and Human Services poverty guidelines, and minority populations as a person who is:

- Black: having origins in any of the black racial groups of Africa;
- Hispanic: of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race;
- Asian American: having origins in any of the original peoples of the Far East, southeast Asia, the Indian subcontinent, or the Pacific Islands; or
- American Indian and Alaskan Native: having origins in any of the original people of North America and who maintains cultural identification through tribal affiliation or community recognition.

An adverse impact is found to have a disproportionately high and adverse impact on low-income or minority populations when:

- a. The adverse impact is predominately borne by a minority population and/or a low-income population, or
- b. The adverse impact that will be suffered by the minority population and/or low-income population is more severe or of greater magnitude than the adverse impact that will be suffered by the non-minority population and/or non-low income population.

The adverse impact includes, but is not limited to, “injurious displacement of people.”

The population analysis in Section 2.1 indicates that no SOCTIIP build alternative would generate “disproportionately high and adverse effects” on low-income or minority populations and would not result in an Environment Justice impact because:

- The adverse displacement and relocation impacts are not borne predominately by low income or minority persons (Criterion (a) above). Under all build alternatives, more than 90 percent of the displaced persons are not poverty income persons and more than 70 percent of the displaced persons are not minority.
- The adverse impacts of displacement and relocation are the same for low income and non-low income and minority and non-minority populations (Criterion (b) above). All eligible displaced households would receive relocation assistance, regardless of race or income.

2.4.2 RELOCATION PROGRAMS

2.4.2.1 Relocation Assistance Program

Prior to acquisition of right of way, the TCA or other implementing agency/agencies shall comply with all applicable Federal, State and Caltrans relocation assistance policies, regulations and procedures. All displaces will be contacted by a Relocation Agent, who will ensure that each eligible displacee receives their full relocation benefits, including advisory assistance, and that

all activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources will be available to all eligible displacees without discrimination. Relocation assistance and advisory service programs are described in more detail in Appendix C.

2.4.1.2 Last Resort Housing Program

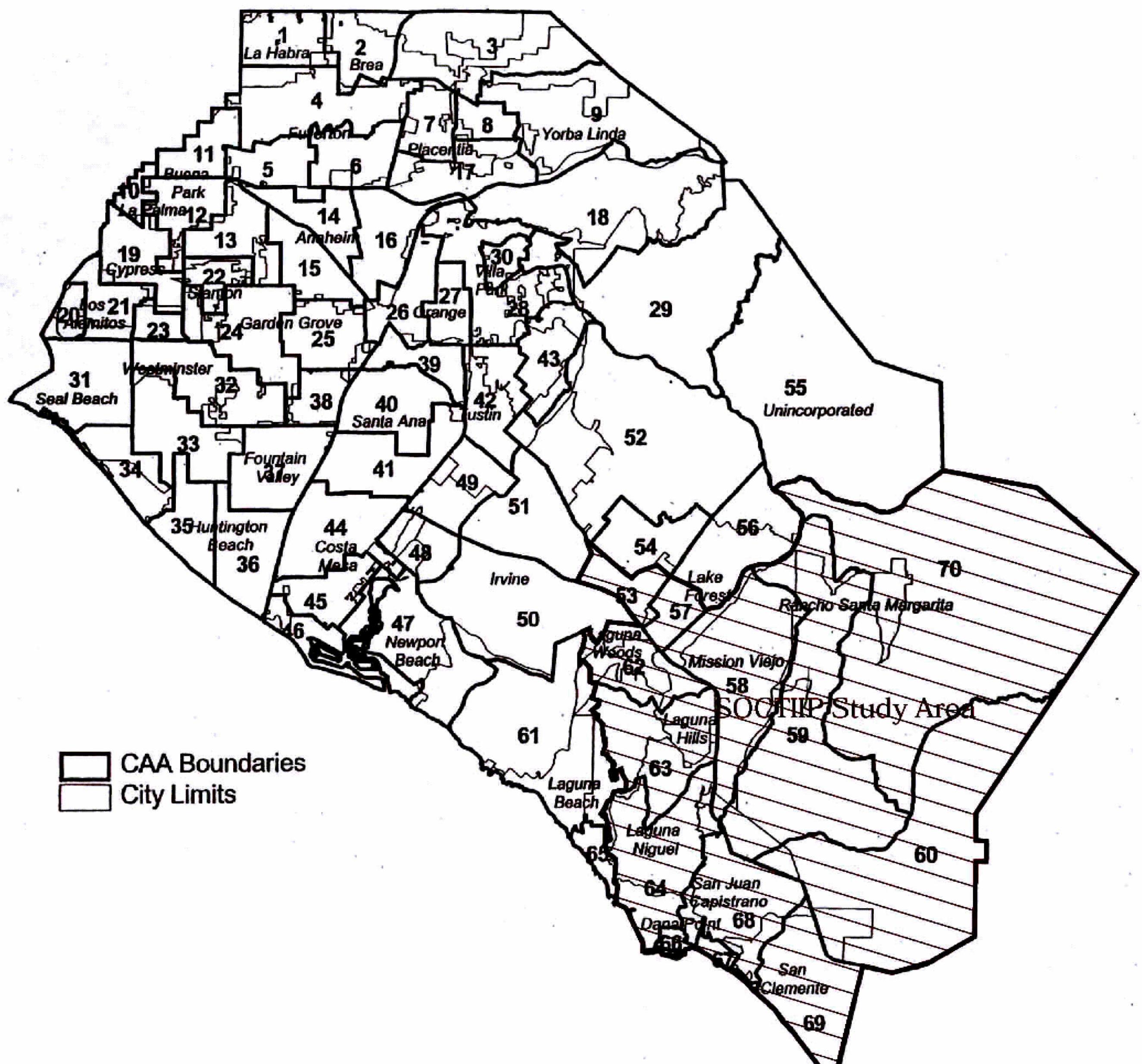
Federal regulations (49 CFR 24) contain the policy and procedure for implementing the Last Resort Housing Program on Federal-aid projects. Last resort housing benefits are, except for the amounts of payments and the methods in making them, the same as those benefits for standard residential relocation, as explained above. Last resort housing has been designed primarily to cover situations where a displacee cannot be relocated because of lack of available comparable replacement housing, or when the anticipated replacement housing payments exceed the \$5,250 and \$22,500 limits of the standard relocation procedure, because either the displacee lacks the financial ability or other valid circumstances. In certain exceptional situations, Last Resort Housing may also be used for tenants of less than 90 days.

2.4.2.3 Replacement Housing Program

The City of San Clemente's Housing Element requires that three or more dwelling units in the Coastal Zone which are to be demolished or converted, and which are currently occupied by households whose income is 80 percent or below the County median income, be replaced.

Prior to demolition of any affordable units, the TCA or other implementing agency/agencies shall enter into an agreement with the City of San Clemente to provide replacement affordable housing in compliance with the requirements of the City of San Clemente Housing Element. This shall be accomplished through the provision of replacement housing or the payment of in lieu fees. No other jurisdictions in the displacement area have similar programs.

 NORTH



Orange County Community Analysis Areas

TABLE 2.2-1
POPULATION, HOUSING AND EMPLOYMENT FORECASTS SOCTIIP REPLACEMENT AREA
AND ORANGE COUNTY REGION

AREA	POPULATION		CHANGE 2000-2025	
	July 2000	July 2025	Total	% Annual
SOCTIIP Replacement area				
CAAs				
CAA 53	--	--	--	0.0%
CAA 57	26,146	24,969	(1,177)	-0.2%
CAA 58	106,029	113,359	7,330	0.3%
CAA 59	57,686	113,725	56,039	2.8%
CAA 60	2,927	36,701	33,774	10.6%
CAA 62	54,830	60,723	5,893	0.4%
CAA 63	53,277	66,797	13,520	0.9%
CAA 64	60,833	66,738	5,905	0.4%
CAA 66	7,734	8,748	1,014	0.5%
CAA 67	5,926	6,843	917	0.6%
CAA 68	40,028	48,359	8,331	0.8%
CAA 69	42,606	48,936	6,330	0.6%
CAA 70	23,888	31,670	7,782	1.1%
TOTAL	481,910	627,568	145,658	1.1%
REGION	2,853,757	3,416,037	562,280	0.7%
<hr/>				
AREA	HOUSING UNITS		CHANGE 2000-2025	
	July 2000	July 2025	Total	% Annual
SOCTIIP Replacement area				
CAAs				
CAA 53	--	--	--	0.0%
CAA 57	8,428	8,428	--	0.0%
CAA 58	36,450	37,771	1,321	0.1%
CAA 59	20,967	40,696	19,729	2.7%
CAA 60	830	14,540	13,710	12.1%
CAA 62	27,410	28,515	1,105	0.2%
CAA 63	21,830	25,243	3,413	0.6%
CAA 64	25,482	26,145	663	0.1%
CAA 66	3,129	3,214	85	0.1%
CAA 67	2,515	2,682	167	0.3%
CAA 68	14,085	16,292	2,207	0.6%
CAA 69	18,252	20,367	2,115	0.4%
CAA 70	8,231	10,680	2,449	1.0%
TOTAL	187,609	234,573	46,964	0.9%
REGION	978,004	1,115,823	137,819	0.5%

TABLE 2.2-1
POPULATION, HOUSING AND EMPLOYMENT FORECASTS SOCTIIP REPLACEMENT AREA
AND ORANGE COUNTY REGION

AREA	EMPLOYMENT		CHANGE 2000-2025	
	July 2000	July 2025	Total	% Annual
SOCTIIP Replacement area				
CAAs				
CAA 53	37,746	59,553	21,807	1.8%
CAA 57	8,568	9,808	1,240	0.5%
CAA 58	27,547	32,452	4,905	0.7%
CAA 59	19,302	32,072	12,770	2.1%
CAA 60	536	11,388	10,852	13.0%
CAA 62	24,763	29,991	5,228	0.8%
CAA 63	25,995	42,989	16,994	2.0%
CAA 64	15,452	20,334	4,882	1.1%
CAA 66	4,664	6,392	1,728	1.3%
CAA 67	2,113	3,129	1,016	1.6%
CAA 68	18,957	23,991	5,034	0.9%
CAA 69	18,848	29,825	10,977	1.9%
CAA 70	2,702	3,014	312	0.4%
TOTAL	207,193	304,938	97,745	1.6%
REGION	1,502,434	2,043,665	541,231	1.2%

Source: Center for Demographic Research, OCP-2000.

TABLE 2.2-2
Demographic and Socioeconomic Characteristics SOCTIIP Communities Replacement area and Regional Area
[8.5/11, one page]

TABLE 2.2-3
HOUSING UNITS BY TYPE IN 2000
STUDY AREA COMMUNITIES AND REGION

	Housing Units By Type in 2000								
	Total	Single	Multiple	Mobile	Homes	Detached	Attached	2 to 4	5 plus
Total Units									
Study Area Incorporated Cities									
Aliso Viejo [1]	16,596	6,032	4,880	689	4,986				9
Dana Point	15,561	7,662	2,261	2,790	2,568				280
Laguna Hills	11,335	6,009	2,085	668	2,335				238
Laguna Niguel	23,893	13,172	5,009	1,341	4,355				16
Laguna Woods	12,648	675	3,726	2,298	5,934				15
Lake Forest	20,588	10,911	2,842	1,257	4,286				1,292
Mission Viejo	32,886	24,180	4,010	1,114	3,503				79
Rancho Santa Margarita	16,639	9,044	3,918	575	3,102				0
San Clemente	20,641	10,884	2,384	3,748	3,232				393
San Juan Capistrano	11,317	5,738	2,398	945	776				1,460
Total [2]	165,508	88,275	28,633	14,736	30,091				3,773
TOTAL COUNTY	968,290	490,141	124,610	88,659	233,615				31,265
% Total Units									
Study Area Incorporated Cities									
Aliso Viejo [1]	100.0%	36.3%	29.4%	4.2%	30.0%				0.1%
Dana Point	100.0%	49.2%	14.5%	17.9%	16.5%				1.8%
Laguna Hills	100.0%	53.0%	18.4%	5.9%	20.6%				2.1%
Laguna Niguel	100.0%	55.1%	21.0%	5.6%	18.2%				0.1%
Laguna Woods	100.0%	5.3%	29.5%	18.2%	46.9%				0.1%
Lake Forest	100.0%	53.0%	13.8%	6.1%	20.8%				6.3%
Mission Viejo	100.0%	73.5%	12.2%	3.4%	10.7%				0.2%
Rancho Santa Margarita	100.0%	54.4%	23.5%	3.5%	18.6%				0.0%
San Clemente	100.0%	52.7%	11.5%	18.2%	15.7%				1.9%
San Juan Capistrano	100.0%	50.7%	21.2%	8.4%	6.9%				12.9%
Total [2]	100.0%	53.3%	17.3%	8.9%	18.2%				2.3%
TOTAL COUNTY	100.0%	50.6%	12.9%	9.2%	24.1%				3.2%

[1] Aliso Viejo was not incorporated in 2000. Data shown is for the Aliso Viejo Census Data Place (CDP) as reported by the 2000 Census.

[2] Excludes unincorporated area in the SOCTIIP study area.

Source: 2000 U.S. Census.

APPENDIX A REFERENCES

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**INDEX OF PROPERTIES
BY SOCTIIP BUILD ALTERNATIVE
SORTED BY PAGE NUMBER**

Build Alternative	Page
A7C- INITIAL	1
A7C-ULTIMATE	28
A7C-7SV-INITIAL	55
A7C-7SV-ULTIMATE	75
A7C-ALPV-INITIAL	95
A7C-ALPV-ULTIMATE	101
A7C-FECV-INITIAL	107
A7C-FECV-ULTIMATE	109
A7C-FECV-AF-INITIAL	113
A7C-FECV-AF-ULTIMATE	115
A7C-FECV-C-INITIAL	119
A7C-FECV-C-ULTIMATE	122
AIO	128
AIP	136
CC-INITIAL	172
CC-ALPV-INITIAL	192
CC-ALPV-ULTIMATE	193
CC-ULTIMATE	194
FEC-CV-INITIAL	214
FEC-CV-ULTIMATE	216
FEC-TV-INITIAL	217
FEC-TV-ULTIMATE	243
I-5	270

**INDEX OF PROPERTIES
BY SOCTIIP BUILD ALTERNATIVE
SORTED BY ALTERNATIVE**

Build Alternative	Page
A7C- INITIAL	1
A7C-7SV-INITIAL	55
A7C-7SV-ULTIMATE	75
A7C-ALPV-INITIAL	95
A7C-ALPV-ULTIMATE	101
A7C-FECV-AF-INITIAL	113
A7C-FECV-AF-ULTIMATE	115
A7C-FECV-C-INITIAL	119
A7C-FECV-C-ULTIMATE	122
A7C-FECV-INITIAL	107
A7C-FECV-ULTIMATE	109
A7C-ULTIMATE	28
AIO	128
AIP	136
CC-ALPV-INITIAL	192
CC-ALPV-ULTIMATE	193
CC-INITIAL	172
CC-ULTIMATE	194
FEC-CV-INITIAL	214
FEC-CV-ULTIMATE	216
FEC-TV-INITIAL	217
FEC-TV-ULTIMATE	243
I-5	270

APPENDIX B**LIST OF DISPLACEMENT PROPERTIES BY SOCTIIP BUILD ALTERNATIVE**

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
Alternative	A7C - I									
<hr/>										
Land Use	APARTMENTS									
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5						
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						Ei Presidents Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment
Land Use										
COMMERCIAL										
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107		1					EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315		1					Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380		1					Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740		1					Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666			1					Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640		1					U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500		1					Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004		1					Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000		1					Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200		1					Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703		1					San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612		1					Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256		1					Cocos Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476		1					Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000		1					U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680		1					U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010		1					U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013		2					Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909		1					U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092		2					Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400		2					Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528		2					Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948		1					El Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603		1					Retail outlet

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182					2			Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454		1					Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375		1					Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904		1					McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264		9					Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200			1					U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054		1,823							Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980			2					A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228		1					Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486		1					Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150		1					Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197			1					Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056		1					Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410		1					Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969			1					U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
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Land Use	INDUSTRIAL (NEC)									
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516	1						Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
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Land Use	LODGING									
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422		1	8	C Vu Motel			

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971						1	19	Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936					1	70	Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922					1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845					1	110	Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel

Land Use	MULTI FAMILY DWELLING	4,500	1,526	2
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						
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Land Use	PUBLIC/INSTITUTIONAL									
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188			1					San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890			1					Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200								Parking for APN 060-251-08
679-021-09	, CA	118,761			1					First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930			1					Cornerstone Community Church
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Land Use	SFR									

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075				0	0	0	0	0	
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA ; SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			0	0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-06	36 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
701-054-01	424 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-02	422 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-03	420 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-04	418 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-05	416 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-06	414 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-07	412 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-08	410 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-09	408 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-10	, CA	6,200		1						
701-054-11	404 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-12	402 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-13	400 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-29	400 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-30	402 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-35	412 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-36	414 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-37	416 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-38	418 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-39	420 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-40	422 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-41	424 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-42	426 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-43	428 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-44	430 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-45	432 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-46	434 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-47	436 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-055-13	325 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-056-04	208 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-28	117 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-41	309 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-42	307 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-43	305 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-44	303 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-46	300 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-47	302 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-48	304 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-49	306 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-50	308 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-51	310 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-52	312 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-53	314 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-54	316 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-55	315 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-56	313 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-58	304 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-59	306 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-60	308 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-082-14	507 VIA EL RISCO , SAN CLEMENTE CA 92673-6608 R080	5,500		1						
701-082-15	505 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-16	503 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-082-17	501 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-18	500 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-19	504 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-20	506 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Alternative	A7C - U
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Land Use	APARTMENTS									
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5						
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						EI Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment
Land Use COMMERCIAL										
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107		1					EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315		1					Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380		1					Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740		1					Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666			1					Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640		1					U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500		1					Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004		1					Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000		1					Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200		1					Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703		1					San Clemente Shell

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						EI Camino Market

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761.								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182				2				Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
Land Use	INDUSTRIAL (NEC)									
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516	1						Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
Land Use LODGING										
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422					1	8	C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971						1	19	Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936					1	70	Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922					1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845					1	110	Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use MULTI FAMILY DWELLING										
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						

Land Use PUBLIC/INSTITUTIONAL

057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188		1	San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311			Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890		1	Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200			Parking for APN 060-251-08
679-021-09	, CA	118,761		1	First Baptist Church

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930						1		Cornerstone Community Church
Land Use										SFR
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075				0	0	0	0	0	
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			0	0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075		1	0	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-03	42 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-04	40 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-05	38 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-06	36 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
701-054-01	424 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-02	422 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-03	420 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-04	418 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-05	416 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-06	414 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-07	412 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-08	410 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-09	408 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-10	, CA	6,200		1						
701-054-11	404 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-12	402 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-13	400 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-29	400 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-30	402 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-35	412 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-36	414 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-37	416 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-38	418 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-39	420 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-40	422 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-41	424 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-42	426 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-43	428 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-44	430 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-45	432 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-46	434 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-47	436 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-055-13	325 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-056-04	208 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-28	117 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-41	309 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-42	307 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-43	305 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-44	303 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-46	300 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-47	302 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-48	304 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-49	306 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-50	308 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-51	310 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-52	312 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-53	314 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-54	316 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-55	315 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-56	313 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-58	304 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-59	306 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-60	308 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-082-13	509 VIA EL RISCO , SAN CLEMENTE CA 92673-6608 R080	5,500		1						
701-082-14	507 VIA EL RISCO , SAN CLEMENTE CA 92673-6608 R080	5,500		1						
701-082-15	505 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-16	503 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-17	501 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-18	500 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-19	504 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-20	506 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Alternative	A7C 7SV - I
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Land Use	APARTMENTS					
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20		Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5		
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60		Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8		Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4		Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33		Meadowlark Apts.

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						EI Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment
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Land Use	COMMERCIAL									
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107		1					EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315		1					Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380		1					Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740		1					Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1						Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640		1					U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500		1					Shell Station

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						EI Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182			2					Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
Land Use INDUSTRIAL (NEC)										
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516	1						Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
Land Use LODGING										
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422		1		8			C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971			1		19			Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936		1		70			Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922		1		8			Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238		1		7			Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251		1		12			Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996			1		60			Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845		1		110			Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803			1		72			Holiday Inn
Land Use MULTI FAMILY DWELLING										

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						

Land Use **PUBLIC/INSTITUTIONAL**

057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188	1	San Clemente Pres. Church
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Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890				1				Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200								Parking for APN 060-251-08
679-021-09	, CA	118,761				1				First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930				1				Cornerstone Community Church
Land Use	SFR									
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-05	84 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,107		1						
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			0	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
Alternative	A7C 7SV - U									

Land Use	APARTMENTS									
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5						
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						El Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment
Land Use	COMMERCIAL									
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107		1					EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315		1					Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380		1					Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740		1					Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666			1					Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640		1					U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500		1					Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004		1					Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000		1					Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200		1					Retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Iris Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						El Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub /Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182					2			Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,284	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
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Land Use	INDUSTRIAL (NEC)									
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
Land Use										
	LODGING									
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422					1	8	C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971						1	19	Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936					1	70	Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922					1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845					1	110	Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
Land Use										
	MULTI FAMILY DWELLING									
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08.	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						

Land Use	PUBLIC/INSTITUTIONAL				
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188		1	San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311			Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890		1	Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200			Parking for APN 060-251-08
679-021-09	, CA	118,761		1	First Baptist Church

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
Land Use	SFR									
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930				1				Cornerstone Community Church
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075				0	0	0	0	0	
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-05	84 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,107		1						
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			0	0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-03	42 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-04	40 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-05	38 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-06	36 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						

Alternative

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701-054-01	424 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200	1
701-054-02	422 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200	1
701-054-03	420 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200	1

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-04	418 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-05	416 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-06	414 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-07	412 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-08	410 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-09	408 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-10	, CA	6,200		1						
701-054-11	404 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-35	412 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-36	414 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-37	416 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-38	418 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-39	420 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-40	422 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-41	424 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-42	426 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-44	430 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-46	434 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-47	436 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-061-14	100 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-15	105 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-16	107 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-18	228 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-19	226 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-061-20	224 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-21	222 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-22	201 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-23	203 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-24	205 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-25	204 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
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Land Use	<u>SFR</u>									
701-054-01	424 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-02	422 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-03	420 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-04	418 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-05	416 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-06	414 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-07	412 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-08	410 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-09	408 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-10	, CA	6,200		1						
701-054-11	404 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-12	402 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-29	400 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-30	402 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-35	412 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-36	414 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-37	416 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-38	418 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-39	420 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-40	422 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-41	424 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-42	426 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-44	430 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-45	432 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-46	434 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-47	436 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-061-14	100 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-15	105 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-16	107 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-18	228 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-19	226 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-20	224 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-21	222 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-22	201 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-23	203 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-24	205 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-061-25	204 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-43	305 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-44	303 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-58	304 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-59	306 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-60	308 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-082-16	503 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-17	501 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-18	500 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Alternative

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Land Use	SFR									
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081		1	0	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081		1	0	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081		1	0	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081		1	0	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Alternative

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Land Use SFR

701-091-05	30 CAMINO SILLA , SAN CLEMENTE CA 92673-6810 R080	4,000	1							
701-091-06	23 CALLE BOVEDA , SAN CLEMENTE CA 92673-6807 R081		1	0	0	0	0	0	0	
701-091-18	24 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000	1							
701-091-19	22 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081		1	0	0	0	0	0	0	
701-091-20	20 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081		1	0	0	0	0	0	0	
701-091-21	18 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000	1							

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-091-22	16 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-23	14 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-24	12 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-25	10 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-26	8 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-27	6 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-28	4 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-29	2 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-30	47 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-31	45 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-50	1 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-51	3 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-52	5 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-53	7 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-54	9 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-25	214 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-26	216 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-27	218 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
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Land Use	SFR									
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Alternative

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Land Use SFR

701-091-05	30 CAMINO SILLA , SAN CLEMENTE CA 92673-6810 R080	4,000	1							
701-091-06	23 CALLE BOVEDA , SAN CLEMENTE CA 92673-6807 R081		1	0	0	0	0	0	0	
701-091-18	24 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000	1							
701-091-19	22 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081		1	0	0	0	0	0	0	
701-091-20	20 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081		1	0	0	0	0	0	0	
701-091-21	18 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000	1							

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-091-22	16 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-23	14 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-24	12 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-25	10 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-26	8 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-27	6 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-28	4 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-29	2 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-30	47 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-31	45 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-50	1 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-51	3 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-52	5 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-53	7 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-54	9 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-25	214 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-26	216 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-27	218 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Alternative	A7C FECV C - I
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Land Use	PUBLIC/INSTITUTIONAL			
701-043-04	, SAN CLEMENTE CA 92690	11,413		WATER DISTRIBUTION FACILITIES

Land Use	SFR				
060-303-09	19 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	10,000	2,726	1	
060-303-10	18 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	10,547	2,780	1	
060-303-11	16 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	11,240	2,230	1	
060-303-12	14 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	7,990	2,780	1	
060-303-17	1 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	9,213	2,740	1	
060-303-18	3 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	7,150	2,294	1	
060-303-19	5 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,500	2,799	1	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-303-20	7 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,307	2,780	1						
060-303-21	9 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	10,141	2,780	1						
060-303-22	8 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,903	2,740	1						
060-303-23	6 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	11,416	2,831	1						
060-303-24	4 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	7,862	2,780	1						
060-303-25	2 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,860	2,780	1						
060-303-26	1 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,760	2,370	1						
060-303-27	3 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,982	2,780	1						
060-303-28	5 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,334	2,365	1						
060-303-29	6 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,500	2,800	1						
060-303-30	4 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,504	2,740	1						
060-303-31	2 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	11,000	2,831	1						
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

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Land Use

PUBLIC/INSTITUTIONAL

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-043-04	, SAN CLEMENTE CA 92690	11,413								WATER DISTRIBUTION FACILITIES
Land Use										
SFR										
060-303-09	19 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	10,000	2,726	1						
060-303-10	18 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	10,547	2,780	1						
060-303-11	16 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	11,240	2,230	1						
060-303-12	14 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	7,990	2,780	1						
060-303-17	1 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	9,213	2,740	1						
060-303-18	3 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	7,150	2,294	1						
060-303-19	5 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,500	2,799	1						
060-303-20	7 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,307	2,780	1						
060-303-21	9 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	10,141	2,780	1						
060-303-22	8 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,903	2,740	1						
060-303-23	6 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	11,416	2,831	1						
060-303-24	4 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	7,862	2,780	1						
060-303-25	2 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,860	2,780	1						
060-303-26	1 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,760	2,370	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-303-27	3 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,982	2,780	1						
060-303-28	5 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,334	2,365	1						
060-303-29	6 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,500	2,800	1						
060-303-30	4 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,504	2,740	1						
060-303-31	2 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	11,000	2,831	1						
701-091-05	30 CAMINO SILLA , SAN CLEMENTE CA 92673-6810 R080	4,000		1						
701-091-06	23 CALLE BOVEDA , SAN CLEMENTE CA 92673-6807 R081			1	0	0	0	0	0	
701-091-18	24 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-19	22 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081			1	0	0	0	0	0	
701-091-20	20 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R081			1	0	0	0	0	0	
701-091-21	18 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-22	16 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-23	14 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-24	12 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-25	10 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-091-26	8 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-27	6 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-28	4 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-29	2 CALLE BOVEDA , SAN CLEMENTE CA 92673-6806 R080	4,000		1						
701-091-30	47 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-31	45 CAMINO AZULEJO , SAN CLEMENTE CA 92673-6800 R080	4,000		1						
701-091-50	1 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-51	3 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-52	5 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-53	7 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-091-54	9 CALLE BOVEDA , SAN CLEMENTE CA 92673-6805 R080	4,000		1						
701-211-12	211 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-13	209 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-14	207 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-15	205 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-16	203 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-17	201 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6909 R081			1	0	0	0	0	0	
701-211-18	200 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-19	202 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-20	204 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-21	206 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-22	208 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-23	210 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-24	212 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-25	214 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-26	216 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-27	218 CORTE TIERRA CIELO , SAN CLEMENTE CA 92673-6908 R081			1	0	0	0	0	0	
701-211-28	119 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-29	117 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-30	115 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-31	113 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-32	111 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-33	109 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-34	107 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-35	105 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-36	103 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-37	101 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-38	104 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-39	106 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-40	108 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-41	110 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-42	112 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-43	114 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-44	116 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
701-211-45	118 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-211-46	120 CORTE TIERRA BELLA , SAN CLEMENTE CA 92673-6418 R081			1	0	0	0	0	0	
Alternative	AIO									
Land Use APARTMENTS										
787-271-01	25949 ANTONIO PKWY, RANCHO SANTA MARGARITA CA	867,889		150						Archstone Las Flores Apts 1-2 bdr
Land Use COMMERCIAL										
782-631-02	28592 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5537 C070	32,278		1						Jack in the Box
782-631-03	28632 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5540 C070	35,632	1,500	1						Chevron
782-631-04	28622 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5540 C070	41,513		2						Car wash, Auto sound systems
Land Use INDUSTRIAL (NEC)										
688-142-29	970 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	34,371	10,914		2					U/K
688-142-30	980 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	13,937			1					X1 Computer Corp
688-142-31	990 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	14,342	5,400		1					So. Coast Fashion Jewelry
688-142-32	1000 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	18,924	7,925		1					Stencil, Inc.
688-142-33	1010 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	18,664			3					Video Production
688-142-34	1020 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	33,989			1					CMC Fabricators
688-142-35	1030 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	20,292	8,375		1					U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-142-36	1040 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	20,811				1				Transistor Devices, Inc.
688-142-37	1050 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	44,299	19,764			2				U/K
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Land Use	SFR									
759-251-03	5 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-04	3 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-05	1 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-06	2 CLAWSON ST, MISSION VIEJO CA 92694-0228 R051	6,000		1						
759-251-07	6 CLAWSON ST, MISSION VIEJO CA 92694-0228 R051	6,000		1						
759-251-08	5 HEMPSTEAD ST, MISSION VIEJO CA 92694-0229 R051	6,000		1						
759-261-05	34 BLAKEMORE DR, MISSION VIEJO CA 92694-0247 R051	10,000		1						
759-261-06	28 BLAKEMORE DR, MISSION VIEJO CA 92694-0247 R051	10,000		1						
759-271-18	41 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-271-19	43 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-271-20	45 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-21	47 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-22	49 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-271-23	51 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-24	53 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-25	55 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-26	57 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-27	59 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-28	61 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-29	63 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-30	65 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-31	67 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-32	71 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-33	73 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-271-34	75 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-272-07	52 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-10	60 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-11	62 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-272-12	64 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-13	66 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-14	68 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-15	72 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-341-10	5 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-11	3 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-12	1 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-13	2 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-14	4 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-27	48 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-28	50 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-29	52 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-30	54 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-31	56 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-32	58 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-341-33	60 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-34	62 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-391-17	17 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-391-18	19 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-391-19	21 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-401-20	7 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
759-401-21	5 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
759-401-22	3 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
780-042-01	1 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-02	3 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-03	5 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-04	17 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-05	19 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-06	21 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-07	23 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-042-08	25 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-091-42	53 GRASSY KNOLL LN, RANCHO SANTA MARGARITA CA 92688-5567 C068	4,200		1						
780-091-43	52 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-44	50 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-45	44 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-46	42 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-47	40 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-48	38 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-49	36 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-111-03	9 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	7,700		1						
780-111-05	12 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	9,600	3,811	1						
780-111-06	10 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	7,200		1						
780-111-16	9 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						
780-111-17	11 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						
780-111-18	12 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-111-28	19 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-29	21 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-30	22 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-31	20 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-131-10	54 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5539 C068	10,021	3,199	1						
780-131-11	56 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5539 C068	10,000	3,200	1						
780-131-12	57 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5543 C068	10,000	3,200	1						
780-192-05	5 LARK DR, RANCHO SANTA MARGARITA CA 92688-8746 R101	6,000		1						
780-192-06	9 LARK DR, RANCHO SANTA MARGARITA CA 92688-8746 R101	6,000		1						
780-192-07	11 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-08	15 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-09	17 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-10	19 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-11	21 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-12	23 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	600		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-201-05	9 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-06	11 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-07	15 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-08	17 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-09	19 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-10	21 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-11	23 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-12	25 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-13	27 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-14	29 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-211-09	23 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-10	25 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-11	27 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-12	29 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-13	31 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-211-14	33 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-15	35 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-212-01	5 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8734 R101	4,000		1						
780-212-02	18 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-03	20 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-04	22 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-05	29 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8736 R101	3,700		1						
780-212-06	15 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8735 R101	3,700		1						
780-212-07	11 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8735 R101	3,700		1						
780-212-08	7 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8734 R101	3,700		1						

Alternative

AIP

Land Use	APARTMENTS				
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20	Seaview Terrace Apts
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60	Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8	Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4	Apartments

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
675-084-02	26316 PASEO DEL MAR , SAN JUAN CAPISTRANO CA 92675-5101 C077	31,766		16						Capistrano Point Apts
675-084-07	26400 CAMINO DE VIS, SAN JUAN CAPISTRANO CA 92675-5107 C077	54,003		56						Capistrano Point Apts
675-084-08	26340 CAMINO DE VIS, SAN JUAN CAPISTRANO CA 92675-5123 C077	53,918		56						Capistrano Point Apts
675-084-14	, SAN JUAN CAPISTRANO CA	87,112								Internal roads
690-443-17	1 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3261 C005	8,200	7,470	7						Apartments
692-171-20	102 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4238 C007	5,365	3,154	4						Apartments
787-271-01	26949 ANTONIO PKWY, RANCHO SANTA MARGARITA CA	867,889		150						Archstone Las Flores Apts 1-2 bdr

Land Use: COMMERCIAL

057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107	1		EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315	1		Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380	1		Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740	1		Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1		Chevron
057-020-45	1510 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3816 C018	65,340	7,101	4		Multi tenant
057-020-65	324 CALLE DE LOS MOLINOS , SAN CLEMENTE CA 92672-3888 C030	9,700	2,118	1		Commercial

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-020-66	326 CALLE DE LOS MOLINOS , SAN CLEMENTE CA 92672-3835 C030	23,800	6,214	2						Multi tenant
057-020-68	416 E AVENIDA PICO , SAN CLEMENTE CA 92672-3848 C030	20,239		1						Aaron Bros.
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						El Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
121-254-41	33633 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-4845 C065	161,172		1						Weseloh & Sons Chevrolet
620-031-17	, CA 92653	41,134								PARKING LOT
620-031-18	25202 CABOT RD, LAGUNA HILLS CA 92653-5504 C000	82,300	18,490	1						Wienerschnitzel Restaurant
620-031-22	25254 CABOT RD, LAGUNA HILLS CA 92653-5504 C000	104,544		1						Allreds Pool Supply
620-181-04	25201 LA PAZ RD, LAGUNA HILLS CA 92653-5118 C046	23,502	10,325	9						Multi tenant office
620-491-15	24241 AVENIDA DE LA CARLOTA , LAGUNA HILLS CA 92653-3606 C040	17,648	7,517	1						Calico Corner
620-491-16	24301 AVENIDA DE LA CARLOTA , LAGUNA HILLS CA 92653-3641 C040	23,168	10,156	1						Ei Torito Restaurant
620-491-17	24311 AVENIDA DE LA CARLOTA , LAGUNA HILLS CA 92653-3607 C040	10,933	6,307	1						Restaurant
636-031-08	27592 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1124 C033	43,560	13,000	1						One Day Paint & Body
636-031-13	27762 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1128 C033	52,272	25,000	2						Hi Tech Collision & Glass Ctr, Star Motors

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
636-033-03	27601 FORBES RD 42, LAGUNA NIGUEL CA 92677-1241 C029	235,224	72,598	79						Multi tenant retail center
636-033-05	26083 GETTY DR, LAGUNA NIGUEL CA 92677-1233 C029	52,272	13,922	2						Insurance, upholstery
636-033-07	27637 FORBES RD, LAGUNA NIGUEL CA 92677-1214 C029	33,700	10,800	1						Laguna Beach Volly Ball Club
636-034-04	26076 GETTY DR, LAGUNA NIGUEL CA 92677-1208 C029	56,628	26,400	1		1				Corner Stone Capital, Revival Prayer Fellowship
636-034-05	26042 CAPE DR, LAGUNA NIGUEL CA 92677-1272 C029	60,984	17,270	3						Auto service & rental
637-221-06	28662 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	27,550	2,108							Vacant
637-221-08	28432 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1139	13,600		1						Allen Used Cars
637-222-01	, SOUTH LAGUNA CA 92677-1139	1,500								Part of APN 637-221-01
637-231-01	28692 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	20,608	1,736							Vacant
637-231-02	28698 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1002 C055	9,000		1						Aces Burgers
637-231-03	28722 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	24,392	3,787	1						Buffys
637-231-05	28782 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	17,841	1,340	1						In-N-Out Burger
637-231-12	28832 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1006 C055	30,000	2,400							Vacant
637-231-15	28792 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677			1						Capistrano Car Company
650-151-28	27401 AVENIDA LOS CERRITOS , SAN JUAN CAPISTRANO CA 92675	44,693								U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
650-592-03	31109 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1710 C081	317,990		2						Insurance / Market
666-131-03	27112 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2702 C073	19,367	8,026		1					Chevron USA
666-131-04	27142 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2702 C073	47,916			1					Dennys Restaurant
666-131-19	27164 ORTEGA HWY, SAN JUAN CAPISTRANO 92675	17,120			1					Restaurant
666-301-04	32852 VALLE RD, SAN JUAN CAPISTRANO CA 92675-4502 C054	100,188	3,989		1					VW dealer
666-301-05	, SAN JUAN CAPISTRANO CA 48326-2829	56,628								See APN 666-301-04
668-241-02	26988 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2604 C062	7,400								Chevron station (see 668-241-03)
668-241-03	26988 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2604 C062	12,420	1,586		1					Chevron station
668-241-26	31776 DEL OBISPO ST, SAN JUAN CAPISTRANO CA 92675-3202 C062	17,772			1					Burger King Restaurant
668-241-27	31780 DEL OBISPO ST, SAN JUAN CAPISTRANO CA 92675-3202 C062	21,257			1					Del Taco Restaurant
668-241-28	27000 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2606 C062	22,695			1					Schwartz's
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454		1					Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375		1					Carrows Restaurant
690-401-10	1815 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3283 C054	4,500	1,603		1					Spiritual Readings
690-401-13	2015 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3249 C054	4,652			1					Laundromat

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-401-14	1833 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3245 C054	9,155	3,800	3						Vet center
690-401-25	1911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3247 C054	4,800	1,426	1						U/K
690-401-26	1900 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3246 C054	4,000		1						U/K
690-401-38	1925 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3247 C054	9,000	2,534	1						U/K
690-402-12	2011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3277 C054	4,000		2						Irvine Construction Dev, Ocean Ridge Landscaping
690-402-13	2015 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3249 C054	9,500	3,040	1						Laundry Basket
690-402-36	2101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3251 C054	23,000	3,520	1						Franks Motor Cars
690-413-02	1729 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3243 C054	23,028	2,079	1						Chevron
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-03	, SAN CLEMENTE CA 92672	3,200								Parking for APN 690-441-01,02, 04
690-441-04	1822 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,000	1,200	1						Donut shop
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
690-442-14	1908 S EL CAMINO REAL I, SAN CLEMENTE CA 92672-3246 C054	6,750		5						Multi Tenant Commercial
690-443-02	2016 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3248 C054	5,680	3,600	2						Shoreline Landing Restaurant, The Shack Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-01	2102 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3250 C054	7,680	1,600	1						Surf shop
690-444-02	2110 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3250 C054	6,400	2,400	1						Auto repair
690-444-03	2120 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3281 C054	3,200	1,080	1						Otto Screen Printing
690-444-04	2122 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4277 C054	3,600	400	5						Multi tenant
690-445-01	2208 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3252 C054	4,160	840	2						Reynolds Termite, San Clemente Surfboards
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-152-21	1002 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4201 C054	5,000	2,035	1						State Farm Insurance
692-152-22	1006 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4275 C054	4,000	2,103	4						Multi-tenant retail
692-153-19	1104 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4286 C054	4,563	2,401	1						Allstate Insurance
692-153-20	1110 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4287 C054	4,300	2,643	1						Charnails
692-153-21	1114 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4289 C054	9,100	3,760	2						Primetime Communications, Silver Dry Cleaners

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-161-17	1212 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4205 C054	18,818	1,800	1						T Shirt Factory Outlet
692-162-17	1302 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4290 C054	9,400	6,500	1						Computer Concepts
692-162-18	1402 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4209 C054	9,409	1,490	1						Love burger
692-171-18	1430 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4211 C054	9,800	1,652							See APN 692-171-19
692-171-19	1430 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4211 C054	9,800		1						Mobil Station
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-01	115 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1718 C030	43,560	6,616	4						Multi tenant office, Bank (1)
692-351-02	115 CALLE DE INDUSTRIAS 111, SAN CLEMENTE CA 92672-1718 C030	29,700	6,020							Part of 692-351-01
692-351-04	101 CALLE DE INDUSTRIAS BLDG, SAN CLEMENTE CA 92672-3826 C030	357,192	73,391	5						Multi tenant
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
740-011-13	, MISSION VIEJO CA 92870-2421	7,200	58,500							Parking
740-011-47	28411 MARGUERITE PKWY, MISSION VIEJO CA 92692-3707 C003	182,952	42,384							Vacant
761-111-09	, CA 92675	48,000		1						U/K
761-111-16	27581 CROWN VALLEY PKWY, MISSION VIEJO CA 92691	213,618		1						Samsung
782-631-02	28592 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5537 C070	32,278		1						Jack in the Box
782-631-03	28632 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5540 C070	35,632	1,500	1						Chevron
782-631-04	28622 OSO PKWY, RANCHO SANTA MARGARITA CA 92688-5540 C070	41,513		2						Car wash, Auto sound systems
784-582-03	, CA	193,232		5						Multi tenant office (est)
784-661-03	25222 EL PASEO , MISSION VIEJO CA 92691-6907 C005	110,163		1						Borders Books

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
784-661-04	25262 EL PASEO , MISSION VIEJO CA 92691-6907 C005	91,912		1						COMP USA
784-661-05	25322 EL PASEO , MISSION VIEJO CA 92691-6906 C005	132,422		1						Linens N Things
784-661-06	25362 EL PASEO , MISSION VIEJO CA 92691-6906 C005	165,397		1						Toys R Us
784-661-07	25422 EL PASEO , MISSION VIEJO CA 92691-6905 C005	146,797		1						Best Buy
784-661-08	25462 EL PASEO , MISSION VIEJO CA 92691-6905 C005	,594,296	43,450	1						Sport Mart
Land Use	INDUSTRIAL (NEC)									
057-012-11	138 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	17,100	3,200		1					U/K
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
057-020-67	1510 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3816 C018	52,272	14,848	5						Multi tenant
121-254-42	, CA 92675	64,207								Parking
636-031-09	27622 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1142 C033	47,916	19,700		5					Multi tenant industrial
636-031-10	27652 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1111 C033	47,916	20,000		7					Multi tenant industrial
636-031-16	27694 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1126 C033	50,442		1						AAMCO Transmission Service
637-211-08	28162 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1136 C033	95,832	24,600		3					Auto repair & rental
637-211-09	LAGUNA NIGUEL CA	161,172		1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
637-211-11	27882 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1130 C033	29,360	12,240		1					Precision Auto Collision
637-211-12	27862 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1130 C033	32,200	8,015		1					Mission Viejo Glass Company
666-301-06	, CA	25,414			1					U/K
666-301-07	, CA	25,591			1					U/K
688-142-29	970 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	34,371	10,914		2					U/K
688-142-30	980 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	13,937			1					X1 Computer Corp
688-142-31	990 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6201 C071	14,342	5,400		1					So. Coast Fashion Jewelry
688-142-32	1000 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	18,924	7,925		1					Stencil, Inc.
688-142-33	1010 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	18,664			3					Video Production
688-142-34	1020 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	33,989			1					CMC Fabricators
688-142-35	1030 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	20,292	8,375		1					U/K
688-142-36	1040 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	20,811			1					Transistor Devices, Inc.
688-142-37	1050 CALLE NEGOCIO , SAN CLEMENTE CA 92673-6205 C071	44,299	19,764		2					U/K

Land Use	LODGING						
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422		1	8	C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971			1	19	Travel Lodge Motel

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936					1	70	Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922					1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
620-181-08	25205 LA PAZ RD, LAGUNA HILLS CA 92653-5105 C046	252,648	102,241					1	147	Holiday Inn
637-231-04	28732 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1004 C055	48,360	15,000					1	33	Laguna Inn
690-401-39	1819 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3245 C054	9,305						1	8	Motel San Clemente
690-443-01	2002 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3248 C054	9,760	12,147					1	24	Budget Lodge
690-445-04	2222 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3252 C054	16,224	5,812					1	16	San Clemente Motor Lodge
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel

Land Use MOBILE HOME PARK

666-292-05	32802 VALLE RD, SAN JUAN CAPISTRANO CA 92675-4510 C054	792,269	50	Capistrano Terrace
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Land Use MULTI FAMILY DWELLING

060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2
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Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
123-272-02	34612 CALLE LOS ROBLES , DANA POINT CA 92624-1566 C002	8,000	2,303	2						
123-272-03	34583 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,900	1,620	2						
123-272-04	34585 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,900	1,635	2						
123-272-14	26961 AVENIDA LAS PALMAS , DANA POINT CA 92624-1428 C002	4,520	2,736	2						
123-272-26	34595 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,431	2,603	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-272-28	34611 CALLE PALOMA , DANA POINT CA 92624-1440 C006	5,757	1,318	2						
123-272-29	34601 CALLE PALOMA , DANA POINT CA 92624-1440 C006	4,178	1,960	2						
124-211-30	, SAN JUAN CAPISTRANO CA	5,515		2						
691-202-01	26971 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	4,929	2,873	2						
691-202-03	26991 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	217,700	2,276	2						
691-202-04	27001 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,490	2,276	2						
691-202-05	27011 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,739	2,276	2						
691-202-06	27021 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,584	2,319	2						
691-202-07	27031 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	6,713	2,253	2						
691-202-08	27041 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	8,453	2,233	2						
691-202-09	27045 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	8,300	2,256	2						
692-162-19	102 W AVENIDA GAVIOTA , SAN CLEMENTE CA 92672-4214 C007.	5,262	2,496	2						
692-171-17	101 W AVENIDA GAVIOTA , SAN CLEMENTE CA 92672-4215 C007	5,007	1,346	2						

Land Use	PUBLIC/INSTITUTIONAL				
057-013-11	100 CALLE DE LA PICO , SAN CLEMENTE CA	100,188	26,460	1	US Post Office
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188		1	San Clemente Pres. Church

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
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060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
637-082-68	, SAN JUAN CAPISTRANO CA 92840-4414	672,899					1			Church
679-021-09	, CA	118,761					1			First Baptist Church

Land Use	SFR									
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
123-265-02	34502 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,700	1,763	1						
123-265-04	34522 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,200	1,776	1						
123-265-05	34532 CALLE PALOMA , DANA POINT CA 92624-1454 C006	6,500	1,404	1						
123-265-06	34542 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,280	1,415	1						
123-265-07	34502 CALLE PALOMA , DANA POINT CA 92624-1454 C006	8,000	1,415	1						
123-271-03	26806 CALLE JUANITA , DANA POINT CA 92624-1024 C005	2,500	1,897	1						
123-271-65	34441 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	9,280	1,426	1						
123-271-66	34451 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	6,949	1,549	1						
123-271-67	34461 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	7,099	1,550	1						
123-271-68	34471 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	12,000	1,572	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-273-04	34505 CALLE PORTOLA A, DANA POINT CA 92624-1043 C005	6,468	1,800	1						
123-273-05	34507 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	1,672	2,200	1						
123-421-01	26582 VIA SACRAMENTO , DANA POINT CA 92624-1336 C003	8,470	1,460	1						
123-421-11	26651 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,140	1,213	1						
123-421-12	26655 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,452	976	1						
123-421-13	26661 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	3,362	1,007	1						
123-421-14	26671 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,600	1,007	1						
123-421-15	26681 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,618	1,213	1						
123-421-16	26685 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,670	1,482	1						
123-421-17	26691 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,724	1,480	1						
123-421-18	26701 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,670	1,558	1						
123-421-19	26711 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,724	1,213	1						
123-421-20	26721 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,940	976	1						
123-421-21	26725 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,545	976	1						
123-421-22	26731 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	7,040	1,127	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-421-23	26741 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	8,235	976	1						
123-421-24	26751 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	9,580	1,123	1						
123-421-25	26761 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,350	975	1						
123-421-26	26771 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,069	1,123	1						
123-421-27	26781 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	8,540	1,482	1						
123-421-28	26785 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	9,520	1,495	1						
124-202-40	31302 DON JUAN AVE, SAN JUAN CAPISTRANO CA 92675-2680 C062	9,850	640	1						
124-211-11	31476 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	480	1						
124-211-12	31432 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	440	1						
124-211-13	31422 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	662	1						
124-211-32	31402 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	4,500	1,108	1						
124-211-33	31382 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2623 C062	7,900	808	1						
124-212-33	31351 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2622 C062	4,050	1,450	1						
619-151-14	24912 DELOS AVE, MISSION VIEJO CA 92691-4629 C012	10,800	2,152	1						
619-151-15	25822 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	9,000	2,229	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-151-16	25812 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	8,241	2,257	1						
619-151-17	25802 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	8,580	2,214	1						
619-151-18	25792 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,450	1,875	1						
619-151-19	25776 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,775	2,257	1						
619-184-03	25542 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	9,315	2,156	1						
619-184-04	25552 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	10,080	1,880	1						
619-184-05	25562 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	9,798	2,257	1						
619-184-06	25572 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	10,686	2,257	1						
619-184-07	25582 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	12,040	2,257	1						
619-184-22	24861 ACROPOLIS DR, MISSION VIEJO CA 92691-4607 C012	13,050	2,580	1						
619-184-23	25722 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	14,450	2,156	1						
619-184-24	25732 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,379	1,875	1						
619-184-25	25742 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,710	2,257	1						
619-184-26	25752 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,515	2,257	1						
619-184-27	25762 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,840	2,257	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-184-46	24842 MITHRA AVE, MISSION VIEJO CA 92691-4661 C012	12,780	2,149	1						
619-184-47	25662 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	12,780	2,243	1						
619-184-48	25652 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	10,920	2,142	1						
619-184-49	25642 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,076	1,864	1						
619-184-50	25622 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	2,243	1						
619-184-51	25612 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	1,867	1						
619-184-52	25602 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	2,149	1						
620-151-11	25432 CAJON DR, LAGUNA HILLS CA 92653-5073 C038	5,610	1,493	1						
620-151-12	24871 OVERLAND DR, LAGUNA HILLS CA 92653-5077 C038	5,060	1,493	1						
620-151-33	25472 CAJON DR, LAGUNA HILLS CA 92653-5074 C038	5,880	1,468	1						
620-151-34	24891 WELLS FARGO DR, LAGUNA HILLS CA 92653-5079 C046	5,238	1,493	1						
620-152-12	24882 WELLS FARGO DR, LAGUNA HILLS CA 92653-5078 C046	6,156	1,994	1						
620-152-13	24872 WELLS FARGO DR, LAGUNA HILLS CA 92653-5078 C046	9,316	1,610	1						
620-161-12	24911 STAGECOACH DR, LAGUNA HILLS CA 92653-5123 C046	5,624	1,440	1						
620-161-13	24901 STAGECOACH DR, LAGUNA HILLS CA 92653-5123 C046	4,680	1,044	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
620-162-13	24902 STAGECOACH DR, LAGUNA HILLS CA 92653-5124 C046	7,910	1,325	1						
620-162-14	24941 EXPRESS DR, LAGUNA HILLS CA 92653-5115 C046	5,500	1,440	1						
620-162-41	24932 EXPRESS DR, LAGUNA HILLS CA 92653-5115 C046	7,840	1,044	1						
620-171-01	24961 SUTTER DR, LAGUNA HILLS CA 92653-5125 C046	6,014	1,030	1						
620-171-23	24952 SUTTER DR, LAGUNA HILLS CA 92653-5125 C046	6,710	1,327	1						
620-171-24	24981 PRESIDIO DR, LAGUNA HILLS CA 92653-5151 C046	5,630	1,229	1						
620-173-06	24962 PRESIDIO DR, LAGUNA HILLS CA 92653-5152 C046	8,308	1,459	1						
620-191-07	25002 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	10,400	1,325	1						
620-191-08	25012 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	8,800	1,025	1						
620-191-09	25022 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	9,100	1,236	1						
620-191-10	25032 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	6,500	1,325	1						
620-221-11	25371 BENTLEY LN, LAGUNA HILLS CA 92653-4611 C054	6,875	1,325	1						
620-221-12	25372 BENTLEY LN, LAGUNA HILLS CA 92653-4611 C054	7,250	1,662	1						
620-221-35	25415 COSTEAU ST, LAGUNA HILLS CA 92653-5076 C066	6,046	1,404	1						
620-221-36	25421 COSTEAU ST, LAGUNA HILLS CA 92653-5076 C066	7,260	1,320	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
620-424-01	25032 CAROL LN, LAGUNA HILLS CA 92653-4321 C054	6,630	1,658	1						
620-424-18	25061 KATIE AVE, LAGUNA HILLS CA 92653-4322 C054	5,500	1,897	1						
620-483-04	24461 CHRISTINA CT, LAGUNA HILLS CA 92653-4212 C040	6,875	2,808	1						
620-483-05	24462 CHRISTINA CT, LAGUNA HILLS CA 92653-4212 C040	6,875	2,365	1						
650-151-17	31601 AVENIDA LOS CERRITOS , SAN JUAN CAPISTRANO CA 92675-1703 C064	39,390	2,437	1						
680-113-01	2923 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,475	2,317	1						
680-113-02	2921 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,276	2,689	1						
680-113-03	2919 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,344	2,164	1						
680-113-04	2917 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,221	2,562	1						
680-123-09	2941 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,906	2,156	1						
680-123-10	2939 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	8,001	2,671	1						
680-123-17	2925 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,500	2,673	1						
680-201-07	503 CALLE JUAREZ , SAN CLEMENTE CA 92673-3027 C068	9,360	2,819	1						
680-201-09	3031 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	9,300	2,819	1						
680-201-10	3029 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	8,890	1,960	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
680-201-11	3027 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,888	2,018	1						
680-201-12	3025 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,254	2,819	1						
680-201-13	3023 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,440	2,819	1						
680-201-14	3021 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,000	2,875	1						
690-084-04	131 LADERA LN, SAN CLEMENTE CA 92672-2320 C005	16,000	2,707	1						
690-084-05	188 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2309 C005	15,746	1,257	1						
690-085-12	301 E CORDOBA , SAN CLEMENTE CA 92674-5765	15,134	2,369	1						
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-401-09	100 E AVENIDA SAN JUAN , SAN CLEMENTE CA 92672-3231 C005	5,594	1,897	1						
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-02	1302 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	9,800	1,538	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-10	1410 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	15,895	1,516	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-25	107 E AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672-2318 C005	5,520	2,213	1						
690-412-38	1715 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2304 C005	4,185	1,550	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-05	1918 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3246 C054	4,000	710	1						
690-442-06	2 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	3,990	954	1						
690-442-07	4 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,850	921	1						
690-442-08	6 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	875	1						
690-442-09	8 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,044	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-442-12	3 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	4,545	1,448	1						
690-442-13	1 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,830	1,250	1						
690-443-03	2 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,480	1,516	1						

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690-443-04	4 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	808	1						
690-443-05	6 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	997	1						
690-443-06	8 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,000	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-443-13	11 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,437	1						
690-443-14	9 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	9,900	1,925	1						
690-443-15	5 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	3,600	1,099	1						
690-443-16	3 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,800	1,077	1						
690-444-12	16 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,480	1,525	1						
690-444-13	18 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,440	1,268	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-445-18	19 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,096	1,224	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						

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691-031-07	267 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	4,900	1,525	1						
691-031-08	269 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	4,100	1,834	1						
691-031-09	271 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	5,300	1,640	1						
691-031-10	273 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	6,300	1,566	1						
691-031-12	301 VIA BALLENA , SAN CLEMENTE CA 92672-3709 C015	12,000	1,583	1						
691-031-15	275 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	7,900	1,583	1						
691-202-02	26981 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	4,503	1,234	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-171-21	104 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4238 C007	4,500	1,381	1						
692-172-19	107 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4241 C007	5,100	1,048	1						
692-172-20	112 AVENIDA PRINCESA , SAN CLEMENTE CA 92672-4234 C007	5,780	943	1						
692-173-02	103 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4229 C007	6,500	1,044	1						

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692-173-03	101 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4239 C007	4,700	1,035	1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-174-01	111 AVENIDA PRINCESA , SAN CLEMENTE CA 92672-4235 C007	5,225	1,347	1						
692-174-02	110 W AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672-4358 C014	5,500	1,246	1						
692-174-03	112 W AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672-4358 C014	6,000	1,291	1						
759-251-03	5 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-04	3 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-05	1 CLAWSON ST, MISSION VIEJO CA 92694-0227 R051	6,000		1						
759-251-06	2 CLAWSON ST, MISSION VIEJO CA 92694-0228 R051	6,000		1						
759-251-07	6 CLAWSON ST, MISSION VIEJO CA 92694-0228 R051	6,000		1						
759-251-08	5 HEMPSTEAD ST, MISSION VIEJO CA 92694-0229 R051	6,000		1						
759-261-05	34 BLAKEMORE DR, MISSION VIEJO CA 92694-0247 R051	10,000		1						
759-261-06	28 BLAKEMORE DR, MISSION VIEJO CA 92694-0247 R051	10,000		1						
759-271-18	41 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-271-19	43 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-271-20	45 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-21	47 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-22	49 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-23	51 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-24	53 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-25	55 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-26	57 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-27	59 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-28	61 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-29	63 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-30	65 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-31	67 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-32	71 KYLE CT, MISSION VIEJO CA 92694-0202 R051	4,000		1						
759-271-33	73 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						
759-271-34	75 KYLE CT, MISSION VIEJO CA 92694-0202 R051			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-272-07	52 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-10	60 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-11	62 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-12	64 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-13	66 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-14	68 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-272-15	72 KYLE CT, MISSION VIEJO CA 92694-0218 R051			1						
759-341-10	5 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-11	3 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-12	1 SKYWOOD ST, MISSION VIEJO CA 92694-0233 R050	3,750		1						
759-341-13	2 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-14	4 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-27	48 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-28	50 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-29	52 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
759-341-30	54 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-31	56 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-32	58 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-33	60 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-341-34	62 SKYWOOD ST, MISSION VIEJO CA 92694-0234 R050	3,750		1						
759-391-17	17 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-391-18	19 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-391-19	21 BARNSTABLE WAY, MISSION VIEJO CA 92694-0506 R052	3,750		1						
759-401-20	7 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
759-401-21	5 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
759-401-22	3 COTTAGE HILL LN, MISSION VIEJO CA 92694-0539 R052			1	0	0	0	0	0	
780-042-01	1 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-02	3 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-03	5 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-04	17 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-042-05	19 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-06	21 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-07	23 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-042-08	25 ACANTHUS , RANCHO SANTA MARGARITA CA 92688-8750 R101	5,000		1						
780-091-42	53 GRASSY KNOLL LN, RANCHO SANTA MARGARITA CA 92688-5567 C068	4,200		1						
780-091-43	52 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-44	50 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-45	44 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-46	42 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-47	40 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-48	38 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-091-49	36 SUNNYDALE LN, RANCHO SANTA MARGARITA CA 92688-5569 C068	4,200		1						
780-111-03	9 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	7,700		1						
780-111-05	12 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	9,600	3,811	1						
780-111-06	10 SUMMIT CT, RANCHO SANTA MARGARITA CA 92688-5544 C068	7,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-111-16	9 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						
780-111-17	11 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						
780-111-18	12 SHASTA CT, RANCHO SANTA MARGARITA CA 92688-5545 C068	6,500		1						
780-111-28	19 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-29	21 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-30	22 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-111-31	20 CHAPARRAL CT, RANCHO SANTA MARGARITA CA 92688-5546 C068	7,300		1						
780-131-10	54 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5539 C068	10,021	3,199	1						
780-131-11	56 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5539 C068	10,000	3,200	1						
780-131-12	57 LEDGEWOOD DR, RANCHO SANTA MARGARITA CA 92688-5543 C068	10,000	3,200	1						
780-192-05	5 LARK DR, RANCHO SANTA MARGARITA CA 92688-8746 R101	6,000		1						
780-192-06	9 LARK DR, RANCHO SANTA MARGARITA CA 92688-8746 R101	6,000		1						
780-192-07	11 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-08	15 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-09	17 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-192-10	19 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-11	21 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	6,000		1						
780-192-12	23 LARK DR, RANCHO SANTA MARGARITA CA 92688-8701 R101	600		1						
780-201-05	9 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-06	11 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-07	15 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-08	17 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-09	19 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-10	21 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-11	23 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-12	25 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-13	27 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-201-14	29 RADIANCE LN, RANCHO SANTA MARGARITA CA 92688-8712 R101	3,300		1						
780-211-09	23 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-10	25 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
780-211-11	27 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-12	29 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-13	31 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-14	33 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-211-15	35 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101			1						
780-212-01	5 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8734 R101	4,000		1						
780-212-02	18 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-03	20 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-04	22 EDMONTON WAY, RANCHO SANTA MARGARITA CA 92688-8731 R101	3,700		1						
780-212-05	29 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8736 R101	3,700		1						
780-212-06	15 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8735 R101	3,700		1						
780-212-07	11 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8735 R101	3,700		1						
780-212-08	7 CHANDLER PL, RANCHO SANTA MARGARITA CA 92688-8734 R101	3,700		1						
784-141-36	26302 VERDURA CIR, MISSION VIEJO CA 92691-5613 C005	6,500	1,425	1						

Alternative

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Land Use

APARTMENTS

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5						
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						El Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment

Land Use	COMMERCIAL					
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107	1		EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315	1		Dennys Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380	1						Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740	1						Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1						Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640	1						U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500	1						Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						Ei Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182			2					Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
Land Use										
INDUSTRIAL (NEC)										
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516	1						Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
Land Use										
LODGING										
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422		1	8	C Vu Motel			
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971			1	19	Travel Lodge Motel			
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936		1	70	Quality Inn Suites			
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922		1	8	Rivera Adult Motel			

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845					1	110	Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use	MULTI FAMILY DWELLING									
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						

Land Use	PUBLIC/INSTITUTIONAL				
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188		1	San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311			Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890		1	Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200			Parking for APN 060-251-08
679-021-09	, CA	118,761		1	First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930		1	Cornerstone Community Church

Land Use	SFR				
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1	
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1	
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-05	84 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,107		1						
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075				0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						

Alternative

CC ALPV - I

Land Use SFR

701-061-08	100 VIA MALAGA , SAN CLEMENTE CA 92673-6704 R080	5,500	1
701-061-14	100 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500	1

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
Alternative	CC ALPV-U									
Land Use	SFR									
701-061-08	100 VIA MALAGA , SAN CLEMENTE CA 92673-6704 R080	5,500		1						
701-061-12	104 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-13	102 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-14	100 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-15	105 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-16	107 PLAZA VIA SOL , SAN CLEMENTE CA 92673-6705 R080	5,500		1						
701-061-18	228 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-19	226 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-20	224 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-21	222 VIA MALAGA , SAN CLEMENTE CA 92673-6700 R080	5,500		1						
701-061-22	201 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-23	203 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-24	205 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-25	204 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
Alternative	CC-U									
Land Use APARTMENTS										
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5						
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						El Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment
Land Use COMMERCIAL										

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107	1						EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315	1						Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380	1						Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740	1						Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1						Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640	1						U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500	1						Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						EI Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182		2						Senior Care Services

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
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Land Use	INDUSTRIAL (NEC)									
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
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Land Use	LODGING									
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422			1	8			C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971				1	19			Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936			1	70			Quality Inn Suites

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922					1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238					1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251					1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996						1	60	Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845					1	110	Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use	MULTI FAMILY DWELLING									
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
060-122-28	113 W AVENIDA MAGDALENA , SAN CLEMENTE CA 92672-4373 C039	3,500	2,427	2						
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Land Use	PUBLIC/INSTITUTIONAL									
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188			1					San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890			1					Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200								Parking for APN 060-251-08
679-021-09	, CA	118,761			1					First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930			1					Cornerstone Community Church
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Land Use	SFR									
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075				0	0	0	0	0	
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-05	84 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,107		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-74	91 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,991		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	8,696		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075				0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-03	42 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-04	40 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-05	38 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-06	36 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						

Alternative

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Land Use	SFR				
060-271-33	203 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,521		1	
060-303-08	17 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	13,040	2,370	1	
060-303-09	19 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	10,000	2,726	1	
060-303-10	18 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	10,547	2,780	1	
060-303-11	16 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	11,240	2,230	1	
060-303-12	14 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	7,990	2,780	1	

Apt	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-303-17	1 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	9,213	2,740	1						
060-303-18	3 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	7,150	2,294	1						
060-303-19	5 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,500	2,799	1						
060-303-20	7 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,307	2,780	1						
060-303-21	9 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	10,141	2,780	1						
060-303-22	8 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,903	2,740	1						
060-303-23	6 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	11,416	2,831	1						
060-303-24	4 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	7,862	2,780	1						
060-303-25	2 VIA JAZMIN , SAN CLEMENTE CA 92672- 4574 C027	8,860	2,780	1						
060-303-26	1 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,760	2,370	1						
060-303-27	3 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,982	2,780	1						
060-303-28	5 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,334	2,365	1						
060-303-29	6 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,500	2,800	1						
060-303-30	4 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,504	2,740	1						
060-303-31	2 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	11,000	2,831	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description	
060-303-32	21 VIA CALANDRIA , SAN CLEMENTE CA 92672-4577 C027	10,342	2,831	1							
Alternative	FEC CV-U										
Land Use	SFR										
060-271-33	203 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,521		1							
060-303-08	17 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	13,040	2,370	1							
060-303-09	19 VIA ADELIA , SAN CLEMENTE CA 92672-4573 C027	10,000	2,726	1							
060-303-10	18 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	10,547	2,780	1							
060-303-11	16 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	11,240	2,230	1							
060-303-12	14 VIA ADELIA , SAN CLEMENTE CA 92672-4572 C027	7,990	2,780	1							
060-303-17	1 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	9,213	2,740	1							
060-303-18	3 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	7,150	2,294	1							
060-303-19	5 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,500	2,799	1							
060-303-20	7 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,307	2,780	1							
060-303-21	9 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	10,141	2,780	1							
060-303-22	8 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,903	2,740	1							
060-303-23	6 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	11,416	2,831	1							

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-303-24	4 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	7,862	2,780	1						
060-303-25	2 VIA JAZMIN , SAN CLEMENTE CA 92672-4574 C027	8,860	2,780	1						
060-303-26	1 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,760	2,370	1						
060-303-27	3 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,982	2,780	1						
060-303-28	5 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,334	2,365	1						
060-303-29	6 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	7,500	2,800	1						
060-303-30	4 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	9,504	2,740	1						
060-303-31	2 VIA COLORSO , SAN CLEMENTE CA 92672-4575 C027	11,000	2,831	1						
060-303-32	21 VIA CALANDRIA , SAN CLEMENTE CA 92672-4577 C027	10,342	2,831	1						

Alternative	FEC TV - I	
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Land Use	APARTMENTS				
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20	Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5	
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60	Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8	Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4	Apartments

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						El Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment

Land Use	COMMERCIAL					
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107	1		EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315	1		Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380	1		Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740	1		Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1		Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640	1		U/K
057-142-33	, SAN CLEMENTE CA 92672	11,082				Part of APN 057-142-36,37

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500	1						Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						El Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182			2					Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
Land Use INDUSTRIAL (NEC)										
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
Land Use LODGING										
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422			1	8			C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971				1	19			Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936			1	70			Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922			1	8			Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238			1	7			Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251			1	12			Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996				1	60			Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845			1	110			Country Inn
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803				1	72			Holiday Inn

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use MULTI FAMILY DWELLING										
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13

Land Use **PUBLIC/INSTITUTIONAL**

057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188	1	San Clemente Pres. Church
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Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890				1				Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200								Parking for APN 060-251-08
679-021-09	CA	118,761					1			First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930					1			Cornerstone Community Church
Land Use	SFR									
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0.	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075				0	0	0	0	0	
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673- 5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673- 5689-C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075				0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA. 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
701-054-12	402 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-13	400 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-14	309 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-15	307 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-16	305 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-17	303 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-18	301 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-19	302 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-20	304 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-21	306 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-25	304 CAMINO MIRA MONTE , SAN CLEMENTE CA 92673-6818 R080			1	0	0	0	0	0	
701-054-27	308 CAMINO MIRA MONTE , SAN CLEMENTE CA 92673-6818 R080			1	0	0	0	0	0	
701-054-29	400 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-30	402 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-055-10	319 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-11	321 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-12	323 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-055-13	325 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-14	324 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-15	322 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-056-04	208 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-28	117 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						

Apn	Slitus Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-41	309 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-42	307 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-43	305 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-44	303 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-46	300 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-47	302 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-48	304 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-49	306 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-50	308 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-51	310 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-52	312 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-53	314 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-54	316 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-55	315 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-56	313 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-58	304 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-59	306 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-60	308 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-082-16	503 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-17	501 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-18	500 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-19	504 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Alternative	FEC TV-U
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Land Use	APARTMENTS					
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20		Seaview Terrace Apts
057-142-41	523 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3955 C030	6,750	4,706	5		
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60		Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8		Apartments

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
060-251-03	3204 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4555 C043	22,743	17,400	20						Baha Park Apts
060-251-07	3310 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	22,600	18,616	26						El Presidente Apts
060-251-09	3206 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4571 C043	22,766		48						Sea View Terrace Apts
060-261-68	3410 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4558 C043	56,628	28,216	34						Meadowlark Apts.
060-261-69	3504 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4559 C043	25,020	18,400	22						Apartments
060-261-76	3830 AVENIDA DEL PRESIDENTE 34, SAN CLEMENTE CA 92672-4562	65,340		34						Vista Oceana Apts
692-102-19	103 EL ORIENTE , SAN CLEMENTE CA 92672-3942 C018	16,000	8,145	7						Apartment

Land Use	COMMERCIAL									
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107		1					EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315		1					Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380		1					Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740		1					Burger Stop Restaurant
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666			1					Chevron
057-132-34	110 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672-5229	21,440	6,640		1					U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500	1						Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-02	2360 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	18,750	1,612	1						Union 76
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						El Camino Market
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
060-251-06	35 90TH , SAN CLEMENTE CA	22,761								SEE APN 060-251-07
679-041-07	2021 CALLE FRONTERA , SAN CLEMENTE CA 92673-5645 C063	75,182			2					Senior Care Services
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
679-042-03	650 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	78,408	2,904	1						McDonalds
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980		2						A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228	1						Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486	1						Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150	1						Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197		1						Restaurant
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
Land Use	INDUSTRIAL (NEC)									
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
Land Use	LODGING									
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,840	1,422			1	8			C Vu Motel
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971				1	19			Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936			1	70			Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922			1	8			Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238			1	7			Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251			1	12			Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996				1	60			Comfort Suites
692-351-06	35 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	161,172	47,845			1	110			Country Inn

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use MULTI FAMILY DWELLING										
057-142-24	519 AVENIDA LOS FLORES B, SAN CLEMENTE CA 92672-3984 C030	4,500	1,526	2						
057-142-27	525 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3983 C030	4,386	1,502	2						
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13

Land Use PUBLIC/INSTITUTIONAL

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188					1			San Clemente Pres. Church
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
060-251-08	3316 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4522 C043	26,890					1			Bahai Center
060-261-67	, SAN CLEMENTE CA 92672-4522	13,200								Parking for APN 060-251-08
679-021-09	, CA	118,761					1			First Baptist Church
692-102-21	702 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3938 C018	11,930					1			Cornerstone Community Church
Land Use	SFR									
057-032-01	120 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	1,514	1						
057-032-02	118 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	4,513	796	1						
057-032-13	107 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	998	1						
057-032-14	109 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,224	1						
057-032-15	111 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,514	1,763	1						
057-032-16	113 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	4,500	2,436	1						
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-05	221 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	6,000	965	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-05	220 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	10,000	1,572	1						
057-053-25	224 EL ORIENTE , SAN CLEMENTE CA 92672-3140 C018	8,500	1,406	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						
057-094-02	148 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,246	1						
057-094-03	144 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	8,450	1,336	1						
060-271-01	223 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,500	4,261	1						
060-271-02	225 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	7,631	2,742	1						
060-271-03	227 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	6,746	2,706	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-271-04	229 CALLE CAMPESINO , SAN CLEMENTE CA 92672-4554 C027	12,000	2,967	1						
060-271-17	200 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	10,800	3,373	1						
060-271-18	201 CALLE POTRANCA , SAN CLEMENTE CA 92672-4552 C027	12,000	2,687	1						
060-271-30	202 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,900	2,900	1						
060-271-31	200 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	9,000		1						
060-271-32	201 CALLE POTRO , SAN CLEMENTE CA 92672-4551 C027	10,600	2,315	1						
679-052-63	2003 VIA TECA , SAN CLEMENTE CA 92673-5659 C070	20,842		1						
688-121-21	69 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-22	67 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-23	65 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-121-25	41 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-26	39 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-27	37 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-28	35 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-29	33 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			0	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-121-30	31 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-31	29 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-32	27 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-33	28 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-34	30 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-35	32 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-121-36	34 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-261-06	86 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,840		1						
688-261-07	88 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	5,743		1						
688-261-08	90 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,221		1						
688-261-09	92 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,693		1						
688-261-10	94 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,281		1						
688-261-11	96 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	6,719		1						
688-261-12	98 VIA SONRISA , SAN CLEMENTE CA 92673-5669 C075	9,400		1						
688-261-13	99 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	11,681		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts.	Lodge Rooms	Tenant description
688-261-14	97 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	8,309		1						
688-261-15	95 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	6,631		1						
688-261-16	93 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,438		1						
688-261-17	91 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,262		1						
688-261-18	89 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,087		1						
688-261-19	87 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	4,912		1						
688-261-20	85 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,416		1						
688-261-21	83 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	5,768		1						
688-261-22	81 VIA SONRISA , SAN CLEMENTE CA 92673-5664 C075	7,024		1						
688-261-23	92 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,920		1						
688-261-24	94 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,884		1						
688-261-25	96 VIA ONDA , SAN CLEMENTE CA 92673- 5688 C075	6,979		1						
688-271-68	73 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,520		1						
688-271-69	75 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,524		1						
688-271-70	77 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,529		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-271-71	79 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,533		1						
688-271-72	81 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	5,537		1						
688-271-73	83 VIA MARBRISA , SAN CLEMENTE CA 92673-5685 C075	6,478		1						
688-271-75	93 VIA ONDA , SAN CLEMENTE CA 92673-5689 C075	7,044		1						
688-271-76	95 VIA ONDA , SAN CLEMENTE CA 92673-5689 C075	6,367		1						
688-271-77	97 VIA ONDA , SAN CLEMENTE CA 92673-5689 C075	8,696		1						
688-282-07	29 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,346		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-08	27 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,367		1						
688-282-09	25 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,389		1						
688-282-10	23 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	5,814		1						
688-282-11	21 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,574		1						
688-282-12	19 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	7,165		1						
688-282-13	17 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,840		1						
688-282-14	15 VIA PALACIO , SAN CLEMENTE CA 92673-5686 C075	6,166		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-282-15	13 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	5,396		1						
688-282-16	11 VIA PALACIO , SAN CLEMENTE CA 92673-5675 C075	6,139		1						
688-282-17	19 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	8,768		1						
688-282-18	17 VIA ASALEA , SAN CLEMENTE CA 92673-5679 C075	5,602		1						
688-301-01	46 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075				0	0	0	0	0	
688-301-02	44 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-03	42 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-04	40 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-05	38 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-07	34 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-08	32 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-09	30 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-10	28 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-11	26 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-12	24 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-13	22 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-14	20 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-15	10 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-16	31 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-17	33 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-18	37 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-19	43 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-20	45 AVENIDA MERIDA , SAN CLEMENTE CA 92673-3911 C075			1	0	0	0	0	0	
688-301-21	26 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-22	24 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-23	22 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-24	20 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-33	19 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-34	21 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
688-301-35	23 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
688-301-36	25 VIA PACIFICA , SAN CLEMENTE CA 92673-3910 C075			1	0	0	0	0	0	
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-04	1303 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,550	1						
690-411-05	176 E AVENIDA COORDOBA , SAN CLEMENTE CA 92672-2307 C005	8,601	1,550	1						
690-412-02	177 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2308 C005	6,650	2,022	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-12	1402 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	10,800	1,572	1						
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-02	122 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	6,300	1,860	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-05	112 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,400	2,033	1						
692-101-06	110 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	5,940	1,572	1						
692-101-07	307 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,580	1,287	1						
692-101-09	313 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	5,760	1,534	1						
692-101-10	317 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	8,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-102-20	101 EL ORIENTE , SAN CLEMENTE CA 92672-3941 C018	14,168	819	1						
692-102-32	322 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3949 C030	7,919		1						
692-102-34	607 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	11,049		1						
692-102-35	605 AVENIDA LOS FLORES , SAN CLEMENTE CA 92672-3957 C030	17,368		1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
701-054-11	404 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-12	402 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-13	400 CAMINO VISTA VERDE , SAN CLEMENTE CA 92673-6815 R080	6,200		1						
701-054-14	309 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-15	307 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-16	305 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-17	303 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-18	301 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-19	302 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-20	304 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-21	306 CAMINO BRAVADO , SAN CLEMENTE CA 92673-6817 R080	6,200		1						
701-054-25	304 CAMINO MIRA MONTE , SAN CLEMENTE CA 92673-6818 R080			1	0	0	0	0	0	
701-054-27	308 CAMINO MIRA MONTE , SAN CLEMENTE CA 92673-6818 R080			1	0	0	0	0	0	
701-054-29	400 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-30	402 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-31	404 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080			1	0	0	0	0	0	

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-054-32	406 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-33	408 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-34	410 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-35	412 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-054-36	414 CAMINO BANDERA , SAN CLEMENTE CA 92673-6819 R080	6,200		1						
701-055-08	315 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-09	317 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-10	319 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-11	321 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-12	323 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-13	325 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-14	324 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-15	322 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-16	320 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-055-17	318 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-055-18	316 VIA PROMESA , SAN CLEMENTE CA 92673-6820 R080	5,500		1						
701-056-04	208 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-05	206 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-056-06	204 VIA SEDONA , SAN CLEMENTE CA 92673-6822 R080	5,500		1						
701-061-24	205 PLAZA LOS CORALES , SAN CLEMENTE CA 92673-6706 R080	5,500		1						
701-061-30	214 VIA MALAGA , SAN CLEMENTE CA 92673-6701 R080	5,500		1						
701-061-31	212 VIA MALAGA , SAN CLEMENTE CA 92673-6701 R080	5,500		1						
701-071-01	309 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-02	307 VIA EL APTIO , SAN CLEMENTE CA 92673	5,500		1						
701-071-03	305 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-04	303 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-05	301 VIA EL PATIO , SAN CLEMENTE CA 92673-6610 R080	5,500		1						
701-071-06	221 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-07	219 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-08	217 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-09	215 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-10	213 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-11	211 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-12	209 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-13	207 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-14	205 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-15	203 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080	5,500		1						
701-071-16	201 VIA MARFINO , SAN CLEMENTE CA 92673-6602 R080			1	0	0	0	0	0	
701-071-17	100 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080			1	0	0	0	0	0	
701-071-18	102 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-19	104 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-20	106 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-21	108 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-22	110 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-23	112 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-24	114 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-25	116 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-26	118 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6600 R080	5,500		1						
701-071-27	119 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-28	117 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-29	115 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-30	113 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-31	111 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-32	109 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-33	107 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-34	105 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-35	103 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080	5,500		1						
701-071-36	101 VIA MONTE PICAYO , SAN CLEMENTE CA 92673-6601 R080			1	0	0	0	0	0	
701-071-37	214 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-38	216 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-39	218 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-40	220 VIA MARFINO , SAN CLEMENTE CA 92673-6603 R080	5,500		1						
701-071-41	309 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-42	307 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-43	305 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-44	303 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-45	301 VIA LOS TILOS , SAN CLEMENTE CA 92673-6606 R080	5,500		1						
701-071-46	300 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-47	302 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-48	304 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-49	306 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-50	308 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-51	310 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-52	312 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-53	314 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
701-071-54	316 VIA LOS TILOS , SAN CLEMENTE CA 92673-6607 R080	5,500		1						
701-071-55	315 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-56	313 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-57	311 VIA LOS TILOS , SAN CLEMENTE CA 92673-6605 R080	5,500		1						
701-071-58	304 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-59	306 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-071-60	308 VIA EL PATIO , SAN CLEMENTE CA 92673-6611 R080	5,500		1						
701-082-01	400 VIA LOS TILOS , SAN CLEMENTE CA 92673-6604 R080	5,500		1						
701-082-15	505 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-16	503 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-17	501 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-18	500 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-19	504 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						
701-082-20	506 VIA EL RISCO , SAN CLEMENTE CA 92673-6609 R080	5,500		1						

Alternative

I-5-U

Land Use

APARTMENTS

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-142-40	602 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3911 C018	20,640	15,336	20						Seaview Terrace Apts
060-042-01	2501 El Camino Real , SAN CLEMENTE CA	89,733		60						Ocean Fairways Condominiums
060-043-01	2601 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3352 C054	5,000	3,728	8						Apartments
060-092-38	3109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3440 C054	4,000	3,240	4						Apartments
060-103-22	100 AVENIDA LUCIA , SAN CLEMENTE CA 92672-3413 C054	40,000	21,019	33						Meadowlark Apts.
675-084-02	26316 PASEO DEL MAR , SAN JUAN CAPISTRANO CA 92675-5101 C077	31,766		16						Capistrano Point Apts
675-084-07	26400 CAMINO DE VIS, SAN JUAN CAPISTRANO CA 92675-5107 C077	54,003		56						Capistrano Point Apts
675-084-08	26340 CAMINO DE VIS, SAN JUAN CAPISTRANO CA 92675-5123 C077	53,918		56						Capistrano Point Apts
675-084-14	, SAN JUAN CAPISTRANO CA	87,112								Internal roads
675-111-11	601 CALLE CANASTA , SAN CLEMENTE CA 92673-2926 C063	9,600	3,680	4						
675-111-12	600 CALLE CANASTA , SAN CLEMENTE CA 92673-2925 C063	9,600	3,922	4						
675-111-27	600 CALLE CAMPANA , SAN CLEMENTE CA 92673-2906 C063	11,775	3,680	4						
675-111-28	602 CALLE CAMPANA , SAN CLEMENTE CA 92673-2909 C063	20,000	3,680	4						
690-443-17	1 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3261 C005	8,200	7,470	7						Apartments
692-171-20	102 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4238 C007	5,365	3,154	4						Apartments

Land Use COMMERCIAL

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
057-012-20	525 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	14,661	1,107	1						EZ Lube
057-012-22	529 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	21,085	3,315	1						Dennys Restaurant
057-013-09	530 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	16,500	1,380	1						Texaco
057-013-10	524 E AVENIDA PICO , SAN CLEMENTE CA 92672-3852 C030	5,600	740	1						Burger Stop Restaurant
057-014-06	141 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3821 C030	8,000	2,975							See APN 057-014-08
057-014-52	515 E AVENIDA PICO , SAN CLEMENTE CA 92672-3849 C030	26,666		1						Chevron
057-020-45	1510 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3816 C018	65,340	7,101	4						Multi tenant
057-020-65	324 CALLE DE LOS MOLINOS , SAN CLEMENTE CA 92672-3888 C030	9,700	2,118	1						Commercial
057-020-66	326 CALLE DE LOS MOLINOS , SAN CLEMENTE CA 92672-3835 C030	23,800	6,214	2						Multi tenant
057-020-68	416 E AVENIDA PICO , SAN CLEMENTE CA 92672-3848 C030	20,239		1						Aaron Bros.
057-142-33	, SAN CLEMENTE CA 92672	11,082								Part of APN 057-142-36,37
060-031-21	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	4,800	1,500	1						Shell Station
060-031-22	2405 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	4,004	1						Laundromat
060-031-24	2411 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	2,700	1,000	1						Dentist
060-031-42	2421 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,600	1,200	1						Retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-031-44	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	12,240	1,703	1						San Clemente Shell
060-032-04	2358 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	65,340	5,256	1						Cocos Restaurant
060-033-04	, SAN CLEMENTE CA 90067-3324	10,714		1						Service Station
060-033-05	2398 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3255 C054	16,240	1,476	1						Jack in the Box Restaurant
060-041-02	2400 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3361 C054	2,400								See APN 060-031-21
060-041-09	2485 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	2,000	1						U/K
060-041-13	2481 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	30,435								See APN 060-041-01
060-043-02	2605 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	7,000	3,680	1						U/K
060-043-03	2607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	2,010	1						U/K
060-043-04	2609 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3353 C054	4,000	1,013	2						Multi tenant
060-072-13	2901 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3483 C054	4,000	2,909	1						U/K
060-074-04	2707 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3312 C054	2,000	1,092	2						Multi tenant
060-074-05	2709 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	6,000	2,400	2						Multi tenant
060-074-09	2717 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	7,528	2						Multi tenant
060-074-14	2733 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	4,000	1,948	1						El Camino Market

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-074-20	, SAN CLEMENTE CA	13,068								Parking lot
060-091-37	3011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	12,000	6,603	1						Retail outlet
060-091-38	3005 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3438 C054	8,002		1						Bentley nevada
060-092-36	3119 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,940	1						Park Liquor
060-092-37	3117 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3439 C054	4,000	3,236	2						Multi tenant
060-092-39	3100 S EL CAMINO REAL , SAN CLEMENTE CA 92672	4,000	2,800	1						U/k
060-092-42	100 AVENIDA SAN DIMAS , SAN CLEMENTE CA 92672-3421 C004	2,233	640	1						Highland Ventures
060-093-47	3215 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3441 C054	8,000	2,160	1						Retail
060-101-42	3317 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	6,000	1,160	1						Bar
060-101-45	3305 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1423 C054	4,000	3,160	1						Koko Island
060-101-46	3301 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3442 C054	4,000	1,680	1						Retail
060-102-32	3415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3444 C054	8,000	1,935	1						U/K
060-110-32	3929 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3457 C054	56,628	3,251	1						Carls Jr Restaurant
060-111-13	3607 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3451 C054	2,000	1,400	2						Insurance offices
060-113-06	3817 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	9,350	2,061							No listing

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-113-07	3801 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3453 C054	13,200	6,750	1						Rip Curl Surf Shop
121-254-41	33633 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-4845 C065	161,172		1						Weseloh & Sons Chevrolet
616-032-04	23971 EL TORO RD, LAGUNA HILLS CA 92653-3122 C040	27,327		1						Shell station
616-033-02	23891 BRIDGER RD, LAKE FOREST CA 92630-3712 C018	21,510	2,044	1						Chevron
616-033-03	23861 BRIDGER RD, LAKE FOREST CA 92630-3712 C018	20,800	2,010	1						McDonalds Restaurant
616-033-04	23851 BRIDGER RD, LAKE FOREST CA 92630-3712 C018	9,750	2,952	1						Futons & Beyond
617-053-01	23831 EL TORO RD, LAKE FOREST CA 92630-4743 C018	387,684								Vacant
617-053-03	23782 BRIDGER RD, LAKE FOREST CA 92630-3709 C018	143,748	8,108	1						Green Thumb Nursery
617-053-09	23861 EL TORO RD, LAKE FOREST CA 92630-4732 C018	55,234	48,508							See APN 617-053-02
617-053-10	23862 BRIDGER RD, LAKE FOREST CA 92630-3711 C018	60,984	8,006	2						Arbys Restaurant, Scarantino Italian Inn
617-063-03	23852 EL TORO RD, LAKE FOREST CA 92630-4784 C004	28,600	1,608	1						U.S. Petroleum Corp.
617-063-09	24280 SWARTZ DR BLDG, LAKE FOREST CA 92630-4773 C004	265,716	61,400							No street listing in CC directory
617-201-03	24512 BRIDGER RD, LAKE FOREST CA 92630-5248 C004	8,000		2						CF Promotional, Swan Pools
617-474-13	23161 LAKE CENTER DR, LAKE FOREST CA 92630-6803 C028	66,777		6		1				City of Lake Forest, 6 other office tenants
617-474-17	23762 MERCURY RD, LAKE FOREST CA 92630-2828 C028	89,080		4						Multi-tenant retail

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
617-474-19	23221 LAKE CENTER DR, LAKE FOREST CA 92630-2878 C028	56,584		1						Stuart Andersons Restaurant
619-381-04	24465 ALICIA PKWY, MISSION VIEJO CA 92691-4506 C012	25,142		1						Del Taco Restaurant
620-031-17	, CA 92653	41,134								PARKING LOT
620-031-18	25202 CABOT RD, LAGUNA HILLS CA 92653-5504 C000	82,300	18,490	1						Wienerschnitzel Restaurant
620-031-22	25254 CABOT RD, LAGUNA HILLS CA 92653-5504 C000	104,544		1						Allreds Pool Supply
620-181-04	25201 LA PAZ RD, LAGUNA HILLS CA 92653-5118 C046	23,502	10,325	9						Multi tenant office
620-491-15	24241 AVENIDA DE LA CARLOTA, LAGUNA HILLS CA 92653-3606 C040	17,648	7,517	1						Calico Corner
620-491-16	24301 AVENIDA DE LA CARLOTA, LAGUNA HILLS CA 92653-3641 C040	23,168	10,156	1						Ei Torito Restaurant
620-491-17	24311 AVENIDA DE LA CARLOTA, LAGUNA HILLS CA 92653-3607 C040	10,933	6,307	1						Restaurant
621-052-01	24012 AVENIDA DE LA CARLOTA, LAGUNA HILLS CA 92653-3100 C040	39,600		8						Multi tenant commercial
636-031-08	27592 CAMINO CAPISTRANO, LAGUNA NIGUEL CA 92677-1124 C033	43,560	13,000	1						One Day Paint & Body
636-031-13	27762 CAMINO CAPISTRANO, LAGUNA NIGUEL CA 92677-1128 C033	52,272	25,000	2						Hi Tech Collision & Glass Ctr, Star Motors
636-033-03	27601 FORBES RD 42, LAGUNA NIGUEL CA 92677-1241 C029	235,224	72,598	79						Multi tenant retail center
636-033-05	26083 GETTY DR, LAGUNA NIGUEL CA 92677-1233 C029	52,272	13,922	2						Insurance, upholstery
636-033-07	27637 FORBES RD, LAGUNA NIGUEL CA 92677-1214 C029	33,700	10,800	1						Laguna Beach Volly Ball Club

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
636-034-04	26076 GETTY DR, LAGUNA NIGUEL CA 92677-1208 C029	56,628	26,400	1		1				Corner Stone Capital, Revival Prayer Fellowship
636-034-05	26042 CAPE DR, LAGUNA NIGUEL CA 92677-1272 C029	60,984	17,270	3						Auto service & rental
637-221-06	28662 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	27,550	2,108							Vacant
637-221-08	28432 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1139	13,600		1						Allen Used Cars
637-222-01	, SOUTH LAGUNA CA 92677-1139	1,500								Part of APN 637-221-01
637-231-01	28692 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	20,608	1,736							Vacant
637-231-02	28698 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1002 C055	9,000		1						Aces Burgers
637-231-03	28722 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	24,392	3,787	1						Buffys
637-231-05	28782 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677	17,841	1,340	1						In-N-Out Burger
637-231-12	28832 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1006 C055	30,000	2,400							Vacant
637-231-15	28792 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677			1						Capistrano Car Company
650-151-28	27401 AVENIDA LOS CERRITOS , SAN JUAN CAPISTRANO CA 92675	44,693								U/K
650-162-01	30200 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1560 C071	17,936		6						Multi tenant
650-162-02	30210 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1574 C071	13,743		7						Medical services
650-162-14	30280 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1561 C071	10,032	5,369	2						Medical services

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
650-162-15	30250 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1562 C071	10,100	6,072	1						Cumming LLC
650-162-16	30300 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1576 C071	15,246								Vacant
650-162-18	30320 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1576 C071	11,326								Vacant
650-162-22	30220 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1568 C071	9,000		10						Multi-tenant office
650-592-03	31109 RANCHO VIEJO RD, SAN JUAN CAPISTRANO CA 92675-1710 C081	317,990		2						Insurance / Market
666-131-03	27112 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2702 C073	19,367	8,026	1						Chevron USA
666-131-04	27142 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2702 C073	47,916		1						Dennys Restaurant
666-131-19	27164 ORTEGA HWY, SAN JUAN CAPISTRANO 92675	17,120		1						Restaurant
666-301-04	32852 VALLE RD, SAN JUAN CAPISTRANO CA 92675-4502 C054	100,188	3,989	1						VW dealer
666-301-05	, SAN JUAN CAPISTRANO CA 48326-2829	56,628								See APN 666-301-04
668-241-02	26988 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2604 C062	7,400								Chevron station (see 668-241-03)
668-241-03	26988 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2604 C062	12,420	1,586	1						Chevron station
668-241-26	31776 DEL OBISPO ST, SAN JUAN CAPISTRANO CA 92675-3202 C062	17,772		1						Burger King Restaurant
668-241-27	31780 DEL OBISPO ST, SAN JUAN CAPISTRANO CA 92675-3202 C062	21,257		1						Del Taco Restaurant
668-241-28	27000 ORTEGA HWY, SAN JUAN CAPISTRANO CA 92675-2606 C062	22,695		1						Schwartz's

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
679-042-01	600 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	34,026	1,454	1						Mobil Service Station
679-042-02	620 E AVENIDA PICO , SAN CLEMENTE CA 92673-5680 C068	47,916	4,375	1						Carrows Restaurant
680-041-53	, SAN CLEMENTE CA	13,504								U/K
690-401-10	1815 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3283 C054	4,500	1,603	1						Spiritual Readings
690-401-13	2015 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3249 C054	4,652		1						Laundromat
690-401-14	1833 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3245 C054	9,155	3,800	3						Vet center
690-401-25	1911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3247 C054	4,800	1,426	1						U/K
690-401-26	1900 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3246 C054	4,000		1						U/K
690-401-38	1925 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3247 C054	9,000	2,534	1						U/K
690-402-12	2011 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3277 C054	4,000		2						Irvine Construction Dev, Ocean Ridge Landscaping
690-402-13	2015 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3249 C054	9,500	3,040	1						Laundry Basket
690-402-36	2101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3251 C054	23,000	3,520	1						Franks Motor Cars
690-413-02	1729 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3243 C054	23,028	2,079	1						Chevron
690-441-01	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	7,014	3,264	9						Multi tenant office
690-441-02	1818 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,200		1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-441-03	, SAN CLEMENTE CA 92672	3,200								Parking for APN 690-441-01,02,04
690-441-04	1822 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3244 C054	3,000	1,200		1					Donut shop
690-441-05	1810 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4276 C054	1,823								Parking
690-442-14	1908 S EL CAMINO REAL I, SAN CLEMENTE CA 92672-3246 C054	6,750			5					Multi Tenant Commercial
690-443-02	2016 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3248 C054	5,680	3,600		2					Shoreline Landing Restaurant, The Shack Restaurant
690-444-01	2102 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3250 C054	7,680	1,600		1					Surf shop
690-444-02	2110 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3250 C054	6,400	2,400		1					Auto repair
690-444-03	2120 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3281 C054	3,200	1,080		1					Otto Screen Printing
690-444-04	2122 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4277 C054	3,600	400		5					Multi tenant
690-445-01	2208 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3252 C054	4,160	840		2					Reynolds Termite, San Clemente Surfboards
692-131-01	1101 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	9,980			2					A Taste of China Restaurant, Hot Dog heaven Rest.
692-131-02	1109 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	4,294	2,228		1					Florist
692-131-03	1113 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4204 C054	12,000	4,486		1					Kragen Auto Parts
692-131-04	1201 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4206 C054	13,800	150		1					Auto Service Station
692-131-07	1409 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4210 C054	22,197			1					Restaurant

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-152-21	1002 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4201 C054	5,000	2,035	1						State Farm Insurance
692-152-22	1006 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4275 C054	4,000	2,103	4						Multi-tenant retail
692-153-19	1104 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4286 C054	4,563	2,401	1						Allstate Insurance
692-153-20	1110 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4287 C054	4,300	2,643	1						Charnails
692-153-21	1114 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4289 C054	9,100	3,760	2						Primetime Communications, Silver Dry Cleaners
692-161-17	1212 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4205 C054	18,818	1,800	1						T Shirt Factory Outlet
692-162-17	1302 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4290 C054	9,400	6,500	1						Computer Concepts
692-162-18	1402 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4209 C054	9,409	1,490	1						Love burger
692-171-18	1430 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4211 C054	9,800	1,652							See APN 692-171-19
692-171-19	1430 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4211 C054	9,800		1						Mobil Station
692-173-04	1502 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4212 C054	10,800	1,056	1						Auto service
692-351-01	115 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1718 C030	43,560	6,616	4						Multi tenant office, Bank (1)
692-351-02	115 CALLE DE INDUSTRIAS 111, SAN CLEMENTE CA 92672-1718 C030	29,700	6,020							Part of 692-351-01
692-351-04	101 CALLE DE INDUSTRIAS BLDG, SAN CLEMENTE CA 92672-3826 C030	357,192	73,391	5						Multi tenant
692-351-05	85 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-3826 C030	135,036	25,410	1						Savon

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-351-08	530 CALLE DE INDUSTRIAS , SAN CLEMENTE CA 92672-1805 C030	24,969		1						U/K
692-401-03	, SAN CLEMENTE CA	8,957		1						U/K
692-403-07	509 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4168 C033	17,535		1						Franks Motor Cars
692-403-08	401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4180 C033	33,000	12,481	11						Multi tenant retail
692-411-01	603 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,840	5,005	1						Auto repair
692-411-02	613 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	858	1						U/K
692-411-03	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	2,400	705	1						Software Systems Consulting
692-411-04	621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	14,400	3,908	1						Blockbuster Video
692-411-09	615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4249 C033	18,600	1,248							See APN 692-411-03
692-412-01	905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4257 C033	89,742	26,176	4						Ralphs, Video Mart, Photo shop, Dry cleaner
692-412-02	1001 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4284 C054	22,800	2,120	2						Multi tenant
692-412-03	1013 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4202 C054	8,800	1,064	1						U/K
740-011-13	, MISSION VIEJO CA 92870-2421	7,200	58,500							Parking
740-011-47	28411 MARGUERITE PKWY, MISSION VIEJO CA 92692-3707 C003	182,952	42,384							Vacant
761-111-09	, CA 92675	48,000		1						U/K

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
761-111-16	27581 CROWN VALLEY PKWY, MISSION VIEJO CA 92691	213,618		1						Samsung
784-661-03	25222 EL PASEO , MISSION VIEJO CA 92691-6907 C005	110,163		1						Borders Books
784-661-04	25262 EL PASEO , MISSION VIEJO CA 92691-6907 C005	91,912		1						COMP USA
784-661-05	25322 EL PASEO , MISSION VIEJO CA 92691-6906 C005	132,422		1						Linens N Things
784-661-06	25362 EL PASEO , MISSION VIEJO CA 92691-6906 C005	165,397		1						Toys R Us
784-661-07	25422 EL PASEO , MISSION VIEJO CA 92691-6905 C005	146,797		1						Best Buy
784-661-08	25462 EL PASEO , MISSION VIEJO CA 92691-6905 C005	,594,296	43,450	1						Sport Mart
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Land Use	INDUSTRIAL (NEC)									
057-012-11	138 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	17,100	3,200		1					U/K
057-012-12	140 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3887 C030	11,850	2,516		1					Imperial Sprinkler Supply
057-012-23	172 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3820 C030	24,500	6,560							Vacant
057-014-01	161 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3821 C030	4,730	2,279		1					Larry's Plumbing
057-014-07	135 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3821 C030	4,000	5,205		1					Design Surfaces
057-014-08	139 AVENIDA NAVARRO , SAN CLEMENTE CA 92672-3821 C030	4,000	4,005		1					Toal Engineering
057-020-67	1510 N AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-3816 C018	52,272	14,848		5					Multi tenant
636-031-09	27622 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1142 C033	47,916	19,700		5					Multi tenant industrial

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
636-031-10	27652 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1111 C033	47,916	20,000		7					Multi tenant industrial
636-031-16	27694 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1126 C033	50,442			1					AAMCO Transmission Service
637-211-08	28162 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1136 C033	95,832	24,600		3					Auto repair & rental
637-211-09	LAGUNA NIGUEL CA	161,172			1					U/K
637-211-11	27882 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1130 C033	29,360	12,240		1					Precision Auto Collision
637-211-12	27862 CAMINO CAPISTRANO , LAGUNA NIGUEL CA 92677-1130 C033	32,200	8,015		1					Mission Viejo Glass Company
666-301-06	, CA	25,414			1					U/K
666-301-07	, CA	25,591			1					U/K

Land Use	LODGING	9,840	1,422	1	8	C Vu Motel
060-031-33	2415 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054					
060-031-43	2441 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	9,971		1	19	Travel Lodge Motel
060-041-01	2449 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3351 C054	4,800	1,936	1	70	Quality Inn Suites
060-074-10	2721 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	2,922	1	8	Rivera Adult Motel
060-074-12	2727 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354 C054	8,000	3,238	1	7	Motel
060-111-14	3619 S COAST HWY, SAN CLEMENTE CA 92672-3451	12,000	4,251	1	12	Carmelo Motel
060-112-17	3700 S EL CAMINO REAL , SAN CLEMENTE CA 92672	19,996		1	60	Comfort Suites

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
620-181-08	25205 LA PAZ RD, LAGUNA HILLS CA 92653-5105 C046	252,648	102,241					1	147	Holiday Inn
637-231-04	28732 CAMINO CAPISTRANO , SAN JUAN CAPISTRANO CA 92675-1004 C055	48,360	15,000					1	33	Laguna Inn
690-401-39	1819 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3245 C054	9,305						1	8	Motel San Clemente
690-443-01	2002 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3248 C054	9,760	12,147					1	24	Budget Lodge
690-445-04	2222 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3252 C054	16,224	5,812					1	16	San Clemente Motor Lodge
692-401-08	111 S AVENIDA DE LA ESTRELLA , SAN CLEMENTE CA 92672-4050 C030	37,803						1	72	Holiday Inn
692-411-06	711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-4251 C033	15,600	5,817					1	13	Brisa Del Mar Hotel
Land Use	MOBILE HOME PARK									
666-292-05	32802 VALLE RD, SAN JUAN CAPISTRANO CA 92675-4510 C054	792,269		50						Capistrano Terrace
Land Use	MULTI FAMILY DWELLING									
060-043-05	2611 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3388 C054	4,000	1,986	2						
060-043-06	2613 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3387 C054	4,000	1,986	2						
060-043-07	2615 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3386 C054	4,000	1,986	2						
060-043-08	2617 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3385 C054	4,000	1,986	2						
060-043-09	2619 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3384 C054	4,000	1,986	2						
060-043-10	2621 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3383 C054	4,000	1,986	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-043-13	2627 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3379 C054	4,000	3,164	3						
060-043-14	2623 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3382 C054	4,000	1,986	2						
060-043-15	2501S EL CAMINO REAL , SAN CLEMENTE CA 92672-3350 C054	4,000	2,272	2						Condominium
060-072-15	2913 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-16	2917 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-30	2911 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-072-31	2905 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3437 C054	4,000	1,950	2						
060-074-01	2701 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3378 C054	4,000	3,164	3						
060-074-02	2703 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3377 C054	4,000	1,950	2						
060-074-03	2705 S EL CAMINO REAL A, SAN CLEMENTE CA 92672-3376 C054	4,000	1,800	2						
060-074-11	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000	3,100	3						
060-074-13	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-16	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-074-17	2711 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3354	4,000		3						
060-093-42	3207 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3400 C054	4,000	2,728	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-093-48	3203 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3407 C054	4,000	2,700	2						
060-093-49	3205 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3403 C054	4,000	2,700	2						
060-102-43	3403 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1433 C054	4,000		2						
060-102-44	3401 S EL CAMINO REAL , SAN CLEMENTE CA 92672-1434 C054	4,000	1,740	2						
060-111-27	3600 S EL CAMINO REAL , SAN CLEMENTE CA 92672	6,000								Part of APN 060-111-13
123-272-02	34612 CALLE LOS ROBLES , DANA POINT CA 92624-1566 C002	8,000	2,303	2						
123-272-03	34583 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,900	1,620	2						
123-272-04	34585 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,900	1,635	2						
123-272-06	34589 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,400	1,728	2						
123-272-07	34591 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,407	1,752	2						
123-272-08	34593 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,622	2,603	2						
123-272-14	26961 AVENIDA LAS PALMAS , DANA POINT CA 92624-1428 C002	4,520	2,736	2						
123-272-26	34595 CALLE PALOMA , DANA POINT CA 92624-1441 C006	4,431	2,603	2						
123-272-28	34611 CALLE PALOMA , DANA POINT CA 92624-1440 C006	5,757	1,318	2						
123-272-29	34601 CALLE PALOMA , DANA POINT CA 92624-1440 C006	4,178	1,960	2						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
124-211-30	, SAN JUAN CAPISTRANO CA	5,515		2						
691-202-01	26971 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	4,929	2,873	2						
691-202-03	26991 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	217,700	2,276	2						
691-202-04	27001 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,490	2,276	2						
691-202-05	27011 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,739	2,276	2						
691-202-06	27021 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	7,584	2,319	2						
691-202-07	27031 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	6,713	2,253	2						
691-202-08	27041 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	8,453	2,233	2						
691-202-09	27045 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	8,300	2,256	2						
691-202-10	27051 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	8,470	2,256	2						
691-202-11	27055 AVENIDA LAS PALMAS , DANA POINT CA 92624-1430 C002	9,030	2,277	2						
692-162-19	102 W AVENIDA GAVIOTA , SAN CLEMENTE CA 92672-4214 C007	5,262	2,496	2						
692-171-17	101 W AVENIDA GAVIOTA , SAN CLEMENTE CA 92672-4215 C007	5,007	1,346	2						

Land Use	PUBLIC/INSTITUTIONAL				
057-013-11	100 CALLE DE LA PICO , SAN CLEMENTE CA	100,188	26,460	1	US Post Office
057-132-31	119 AVE DE LA ESTRELLA , SAN CLEMENTE CA 92672	100,188		1	San Clemente Pres. Church

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-110-26	3900 S EL CAMINO REAL , SAN CLEMENTE CA 92672	1,311								Parking Lot
616-022-03	23802 AVENIDA DE LA CARLOTA , LAGUNA HILLS CA 92653-3117 C040	148,104	14,163			1				St. Georges Academy (private school)
637-082-68	, SAN JUAN CAPISTRANO CA 92840-4414	672,899					1			Church
650-073-90	, CA	305								PUMP STATION
679-021-09	, CA	118,761				1				First Baptist Church
Land Use	SFR									
057-051-11	183 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	11,136	2,325	1						
057-051-15	179 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,448	1						
057-051-16	177 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	8,000	2,493	1						
057-051-17	181 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3144 C018	6,000	2,808	1						
057-052-07	219 EL ORIENTE , SAN CLEMENTE CA 92672-3141 C018	3,600	1,052	1						
057-052-12	175 AVENIDA LA CUESTA , SAN CLEMENTE CA 92672-3143 C018	9,600	1,763	1						
057-053-29	106 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,150	842	1						
057-053-30	108 AVENIDA CABALLEROS , SAN CLEMENTE CA 92672-3131 C018	10,000	1,785	1						
057-053-35	110 CALLE DE LOS CABALLEROS , SAN CLEMENTE CA 92672-3131			1						
057-094-01	150 N LA ESPERANZA , SAN CLEMENTE CA 92672-3145 C018	9,360	1,055	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
060-113-10	, SAN JUAN CAPISTRANO CA	18,954		1						
123-183-16	26625 VIA SACRAMENTO , DANA POINT CA 92624-1004 C001	6,106	1,673	1						
123-183-17	34262 VIA VELEZ , DANA POINT CA 92624-1308 C001	6,480	813	1						
123-183-36	34242 VIA VELEZ , DANA POINT CA 92624-1308 C001	6,240	1,291	1						
123-183-37	34232 VIA VELEZ , DANA POINT CA 92624-1308 C001	5,900	1,275	1						
123-183-42	34192 VIA VELEZ , DANA POINT CA 92624-1307 C001	6,800	1,583	1						
123-183-43	34182 VIA VELEZ , DANA POINT CA 92624-1307 C001	8,778	1,314	1						
123-192-04	26622 VIA SACRAMENTO , DANA POINT CA 92624-1005 C001	7,839	1,448	1						
123-192-05	26685 CALLE LOS ALAMOS , DANA POINT CA 92624-1001 C005	8,528	1,381	1						
123-193-16	34314 CALLE PORTOLA , DANA POINT CA 92624-1041 C005	8,640	2,025	1						
123-193-17	34312 CALLE VELEZ , DANA POINT CA 92624-1073 C001	8,804	1,200	1						
123-265-02	34502 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,700	1,763	1						
123-265-04	34522 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,200	1,776	1						
123-265-05	34532 CALLE PALOMA , DANA POINT CA 92624-1454 C006	6,500	1,404	1						
123-265-06	34542 CALLE PALOMA , DANA POINT CA 92624-1454 C006	7,280	1,415	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-265-07	34502 CALLE PALOMA , DANA POINT CA 92624-1454 C006	8,000	1,415	1						
123-271-03	26806 CALLE JUANITA , DANA POINT CA 92624-1024 C005	2,500	1,897	1						
123-271-04	26812 CALLE JUANITA , DANA POINT CA 92624-1024 C005	2,500		1						
123-271-05	26816 CALLE JUANITA , DANA POINT CA 92624-1024 C005	2,500	853	1						
123-271-11	34431 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	5,000	1,224	1						
123-271-65	34441 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	9,280	1,426	1						
123-271-66	34451 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	6,949	1,549	1						
123-271-67	34461 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	7,099	1,550	1						
123-271-68	34471 CALLE PORTOLA , DANA POINT CA 92624-1055 C005	12,000	1,572	1						
123-272-05	34587 CALLE PALOMA , DANA POINT CA 92624-1441 C006	5,040	1,336	1						
123-273-04	34505 CALLE PORTOLA A, DANA POINT CA 92624-1043 C005	6,468	1,800	1						
123-273-05	34507 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	1,672	2,200	1						
123-282-30	34554 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,280	1,101	1						
123-282-31	34552 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,280	1,415	1						
123-282-32	34550 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,280	1,774	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-282-33	34548 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,000	1,303	1						
123-282-42	34472 CALLE PORTOLA , DANA POINT CA 92624-1054 C005	4,723	1,627	1						
123-282-43	34466 CALLE PORTOLA , DANA POINT CA 92624-1054 C005	4,305	853	1						
123-282-49	34542 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	4,800	1,279	1						
123-282-50	34546 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,670	834	1						
123-282-51	34544 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,440	1,112	1						
123-282-52	34532 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	6,080	1,257	1						
123-282-53	34522 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,840	910	1						
123-282-54	34512 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	6,106	1,516	1						
123-282-56	34502 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	5,100	2,371	1						
123-282-57	34536 CALLE PORTOLA , DANA POINT CA 92624-1044 C005	6,750		1						
123-312-03	34557 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,983	1,173	1						
123-312-04	34559 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,983	1,178	1						
123-312-05	34561 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,991	1,535	1						
123-312-06	34563 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,991	1,482	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-312-07	34565 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,987	1,088	1						
123-312-11	34575 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,958	1,336	1						
123-312-12	34577 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,934	1,145	1						
123-312-13	34579 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	4,885	1,303	1						
123-312-22	34611 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	4,946	1,044	1						
123-312-23	34615 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	4,925	2,390	1						
123-312-24	34617 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	4,903	1,279	1						
123-312-55	34619 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	4,892		1						
123-312-56	34621 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	4,182	1,202	1						
123-312-58	34555 CALLE PORTOLA , DANA POINT CA 92624-1043 C005	6,750	1,524	1						
123-312-60	34623 CALLE PORTOLA , DANA POINT CA 92624-1045 C005	2,800	1,202	1						
123-421-01	26582 VIA SACRAMENTO , DANA POINT CA 92624-1336 C003	8,470	1,460	1						
123-421-11	26651 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,140	1,213	1						
123-421-12	26655 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,452	976	1						
123-421-13	26661 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	3,362	1,007	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
123-421-14	26671 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	7,600	1,007	1						
123-421-15	26681 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,618	1,213	1						
123-421-16	26685 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,670	1,482	1						
123-421-17	26691 CALLE ULTIMA , DANA POINT CA 92624-1416 C007	5,724	1,480	1						
123-421-18	26701 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,670	1,558	1						
123-421-19	26711 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,724	1,213	1						
123-421-20	26721 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	5,940	976	1						
123-421-21	26725 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,545	976	1						
123-421-22	26731 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	7,040	1,127	1						
123-421-23	26741 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	8,235	976	1						
123-421-24	26751 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	9,580	1,123	1						
123-421-25	26761 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,350	975	1						
123-421-26	26771 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	6,069	1,123	1						
123-421-27	26781 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	8,540	1,482	1						
123-421-28	26785 CALLE ULTIMA , DANA POINT CA 92624-1418 C007	9,520	1,495	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
124-202-37	31331 EL HORNO ST, SAN JUAN CAPISTRANO CA 92675-2617 C062	5,225	1,800	1						
124-202-40	31302 DON JUAN AVE, SAN JUAN CAPISTRANO CA 92675-2680 C062	9,850	640	1						
124-211-11	31476 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	480	1						
124-211-12	31432 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	440	1						
124-211-13	31422 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	6,000	662	1						
124-211-32	31402 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2641 C062	4,500	1,108	1						
124-211-33	31382 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2623 C062	7,900	808	1						
124-212-33	31351 LA CALERA ST, SAN JUAN CAPISTRANO CA 92675-2622 C062	4,050	1,450	1						
617-177-13	23682 CAVANAUGH RD, LAKE FOREST CA 92630-3736 C023	7,680	1,768	1						
617-177-14	23692 CAVANAUGH RD, LAKE FOREST CA 92630-3736 C023	7,440	2,101	1						
617-184-01	23702 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,440	1,459	1						
617-184-02	23712 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,440	1,156	1						
617-184-03	23722 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,440	2,112	1						
617-184-04	23732 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,200	1,808	1						
617-184-05	23742 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,200	1,459	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
617-184-06	23752 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,192	2,101	1						
617-184-07	23762 CAVANAUGH RD, LAKE FOREST CA 92630-3738 C023	7,840	1,673	1						
617-202-06	24501 BRIDGER RD, LAKE FOREST CA 92630-5208 C004	7,875	1,304	1						
617-211-06	24101 SILVERBAY DR, LAKE FOREST CA 92630-5151 C004	7,245	1,145	1						
617-211-07	24111 SILVERBAY DR, LAKE FOREST CA 92630-5151 C004	9,775	1,208	1						
617-214-01	24382 HIGHPINE RD, LAKE FOREST CA 92630-5118 C004	8,850	1,144	1						
617-214-12	24461 BRIDGER RD, LAKE FOREST CA 92630-5113 C004	7,210	1,145	1						
617-214-13	24451 BRIDGER RD, LAKE FOREST CA 92630-5113 C004	8,030	1,202	1						
617-214-22	24361 BRIDGER RD, LAKE FOREST CA 92630-5112 C004	8,625	1,144	1						
619-023-10	24371 FORDVIEW ST, LAKE FOREST CA 92630-5241 C049	8,050	1,808	1						
619-023-11	24381 FORDVIEW ST, LAKE FOREST CA 92630-5241 C049	7,500	2,482	1						
619-023-12	24382 FORDVIEW ST, LAKE FOREST CA 92630-5238 C049	9,600	1,700	1						
619-023-29	24842 STEM AVE, LAKE FOREST CA 92630-5224 C049	9,000	2,122	1						
619-023-47	24852 STEM AVE, LAKE FOREST CA 92630-5224 C049	9,000	1,763	1						
619-023-49	24862 STEM AVE, LAKE FOREST CA 92630-5224 C049	6,566	2,300	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-023-51	24872 STEM AVE, LAKE FOREST CA 92630-5224 C049	6,784	2,203	1						
619-023-53	24882 STEM AVE, LAKE FOREST CA 92630-5224 C049	6,656	2,730	1						
619-023-55	24892 STEM AVE, LAKE FOREST CA 92630-5224 C049	6,630	2,077	1						
619-023-57	24902 STEM AVE, LAKE FOREST CA 92630-5252 C049	7,220	2,152	1						
619-023-59	24432 TWIG ST, LAKE FOREST CA 92630- 5260 C049	11,900	2,268	1						
619-132-26	25366 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	8,520	2,665	1						
619-132-28	25312 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	9,350	2,167	1						
619-132-30	25322 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	7,488	3,224	1						
619-132-32	25332 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	7,700	2,250	1						
619-132-34	25342 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	8,250	2,246	1						
619-132-36	25352 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	7,776	3,134	1						
619-132-37	25372 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	8,840	2,142	1						
619-141-05	25412 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	8,280	3,190	1						
619-141-14	25472 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	9,739	3,224	1						
619-141-15	25482 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	10,650	2,241	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-141-16	25492 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	9,800	1,867	1						
619-141-17	25502 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	9,490	3,046	1						
619-141-19	25422 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	8,236	2,246	1						
619-141-20	25432 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	4,216	1,998	1						
619-141-21	25446 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	7,548	2,246	1						
619-141-22	25462 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	9,316	2,583	1						
619-141-24	25392 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	9,180	2,150	1						
619-141-26	25382 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	8,908	2,583	1						
619-141-28	25376 MAXIMUS ST, MISSION VIEJO CA 92691-4518 C039	8,976	1,865	1						
619-141-30	25402 MAXIMUS ST, MISSION VIEJO CA 92691-4648 C039	8,908	1,875	1						
619-151-14	24912 DELOS AVE, MISSION VIEJO CA 92691-4629 C012	10,800	2,152	1						
619-151-15	25822 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	9,000	2,229	1						
619-151-16	25812 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	8,241	2,257	1						
619-151-17	25802 PERICLES ST, MISSION VIEJO CA 92691-4600 C012	8,580	2,214	1						
619-151-18	25792 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,450	1,875	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-151-19	25776 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,775	2,257	1						
619-184-01	25522 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	8,450	2,257	1						
619-184-02	25532 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	8,777	1,875	1						
619-184-03	25542 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	9,315	2,156	1						
619-184-04	25552 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	10,080	1,880	1						
619-184-05	25562 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	9,798	2,257	1						
619-184-06	25572 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	10,686	2,257	1						
619-184-07	25582 MAXIMUS ST, MISSION VIEJO CA 92691-4650 C039	12,040	2,257	1						
619-184-22	24861 ACROPOLIS DR, MISSION VIEJO CA 92691-4607 C012	13,050	2,580	1						
619-184-23	25722 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	14,450	2,156	1						
619-184-24	25732 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,379	1,875	1						
619-184-25	25742 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,710	2,257	1						
619-184-26	25752 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,515	2,257	1						
619-184-27	25762 PERICLES ST, MISSION VIEJO CA 92691-4665 C012	8,840	2,257	1						
619-184-46	24842 MITHRA AVE, MISSION VIEJO CA 92691-4661 C012	12,780	2,149	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
619-184-47	25662 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	12,780	2,243	1						
619-184-48	25652 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	10,920	2,142	1						
619-184-49	25642 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,076	1,864	1						
619-184-50	25622 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	2,243	1						
619-184-51	25612 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	1,867	1						
619-184-52	25602 MAXIMUS ST, MISSION VIEJO CA 92691-4652 C039	11,360	2,149	1						
620-151-11	25432 CAJON DR, LAGUNA HILLS CA 92653-5073 C038	5,610	1,493	1						
620-151-12	24871 OVERLAND DR, LAGUNA HILLS CA 92653-5077 C038	5,060	1,493	1						
620-151-33	25472 CAJON DR, LAGUNA HILLS CA 92653-5074 C038	5,880	1,468	1						
620-151-34	24891 WELLS FARGO DR, LAGUNA HILLS CA 92653-5079 C046	5,238	1,493	1						
620-152-12	24882 WELLS FARGO DR, LAGUNA HILLS CA 92653-5078 C046	6,156	1,994	1						
620-152-13	24872 WELLS FARGO DR, LAGUNA HILLS CA 92653-5078 C046	9,316	1,610	1						
620-161-12	24911 STAGECOACH DR, LAGUNA HILLS CA 92653-5123 C046	5,624	1,440	1						
620-161-13	24901 STAGECOACH DR, LAGUNA HILLS CA 92653-5123 C046	4,680	1,044	1						
620-162-13	24902 STAGECOACH DR, LAGUNA HILLS CA 92653-5124 C046	7,910	1,325	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
620-162-14	24941 EXPRESS DR, LAGUNA HILLS CA 92653-5115 C046	5,500	1,440	1						
620-162-41	24932 EXPRESS DR, LAGUNA HILLS CA 92653-5115 C046	7,840	1,044	1						
620-171-01	24961 SUTTER DR, LAGUNA HILLS CA 92653-5125 C046	6,014	1,030	1						
620-171-23	24952 SUTTER DR, LAGUNA HILLS CA 92653-5125 C046	6,710	1,327	1						
620-171-24	24981 PRESIDIO DR, LAGUNA HILLS CA 92653-5151 C046	5,630	1,229	1						
620-173-06	24962 PRESIDIO DR, LAGUNA HILLS CA 92653-5152 C046	8,308	1,459	1						
620-191-07	25002 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	10,400	1,325	1						
620-191-08	25012 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	8,800	1,025	1						
620-191-09	25022 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	9,100	1,236	1						
620-191-10	25032 LA SUEN RD, LAGUNA HILLS CA 92653-5102 C046	6,500	1,325	1						
620-221-11	25371 BENTLEY LN, LAGUNA HILLS CA 92653-4611 C054	6,875	1,325	1						
620-221-12	25372 BENTLEY LN, LAGUNA HILLS CA 92653-4611 C054	7,250	1,662	1						
620-221-35	25415 COSTEAU ST, LAGUNA HILLS CA 92653-5076 C066	6,046	1,404	1						
620-221-36	25421 COSTEAU ST, LAGUNA HILLS CA 92653-5076 C066	7,260	1,320	1						
620-424-01	25032 CAROL LN, LAGUNA HILLS CA 92653-4321 C054	6,630	1,658	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
620-424-18	25061 KATIE AVE, LAGUNA HILLS CA 92653-4322 C054	5,500	1,897	1						
620-483-04	24461 CHRISTINA CT, LAGUNA HILLS CA 92653-4212 C040	6,875	2,808	1						
620-483-05	24462 CHRISTINA CT, LAGUNA HILLS CA 92653-4212 C040	6,875	2,365	1						
649-032-35	30624 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,529	1,527	1						
649-032-36	30628 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,527	1						
649-032-37	30634 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,527	1						
649-032-38	30638 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,527	1						
649-032-39	30644 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,527	1						
649-032-40	30648 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	2,369	1,095	1						
649-032-41	30654 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,529	1,345	1						
649-032-42	30658 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,345	1						
649-032-43	30664 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,345	1						
649-032-44	30666 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	1,499	1,345	1						
649-032-45	30668 CALLE CHUECA , SAN JUAN CAPISTRANO CA 92675-1602 C052	2,369	1,095	1						
649-171-25	30882 CALLE SAN FELIPE , SAN JUAN CAPISTRANO CA 92675-2257 C052	3,520	1,050	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
649-263-28	31066 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	3,600	1,433	1						
649-263-29	31072 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	2,800	1,433	1						
649-263-30	31074 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	4,500	1,457	1						
649-263-31	31076 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	3,400	1,433	1						
649-263-32	31082 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	2,640	1,433	1						
649-263-33	31084 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	4,500	1,465	1						
649-263-34	31086 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2237 C052	4,950	1,459	1						
649-263-37	31116 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	4,680	1,206	1						
649-263-38	31118 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	3,520	1,448	1						
649-263-39	31122 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	3,480	1,459	1						
649-263-40	31126 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	4,200	1,202	1						
649-263-41	31132 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	3,200	1,202	1						
649-263-42	31134 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	4,250	1,440	1						
649-263-43	31136 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	4,050	1,433	1						
649-271-30	31172 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2239 C052	6,500	1,434	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
649-271-41	31246 VIA SAN VICENTE , SAN JUAN CAPISTRANO CA 92675-2255 C052	6,500	1,212	1						
650-011-27	29582 SPOTTED BULL LN, SAN JUAN CAPISTRANO CA 92675-1021 C051	43,560	2,894	1						
650-021-23	29570 SPOTTED BULL LN, SAN JUAN CAPISTRANO CA 92675-1021 C051	42,432	2,011	1						
650-021-24	29542 SPOTTED BULL LN, SAN JUAN CAPISTRANO CA 92675-1021 C051	42,240	2,569	1						
650-021-44	29520 SPOTTED BULL LN, SAN JUAN CAPISTRANO CA 92675-1021 C051	43,560	3,845	1						
650-021-45	29532 SPOTTED BULL LN, SAN JUAN CAPISTRANO CA 92675-1021 C051	43,560	5,370	1						
650-073-73	29881 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						
650-073-74	29871 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						
650-073-75	29861 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						
650-073-76	29851 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C052			1	0	0	0	0	0	
650-073-77	29841 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C052			1	0	0	0	0	0	
650-073-78	29831 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080	60,984		1						
650-073-79	29821 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						
650-073-80	29811 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						
650-073-81	29801 SUMMER WALK DR, SAN JUAN CAPISTRANO CA 92675-1231 C080			1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
650-082-29	26191 COUNTRY CT, SAN JUAN CAPISTRANO CA 92675-1205 C059	3,060	1,163	1						
650-082-40	26192 COUNTRY CT, SAN JUAN CAPISTRANO CA 92675-1205 C059	3,600	1,071	1						
650-082-41	26211 CEDAR GROVE CT, SAN JUAN CAPISTRANO CA 92675-1204 C059	2,890	1,071	1						
650-151-17	31601 AVENIDA LOS CERRITOS, SAN JUAN CAPISTRANO CA 92675-1703 C064	39,390	2,437	1						
668-451-02	32302 AVENIDA LOS AMIGOS , SAN JUAN CAPISTRANO CA 92675-3707 C063	10,400	895	1						
668-451-03	32292 AVENIDA LOS AMIGOS , SAN JUAN CAPISTRANO CA 92675-3705 C063	7,200	1,210	1						
680-041-29	600 CALLE VICENTE , SAN CLEMENTE CA 92673-2902 C061	6,000	1,603	1						
680-113-01	2923 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,475	2,317	1						
680-113-02	2921 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,276	2,689	1						
680-113-03	2919 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,344	2,164	1						
680-113-04	2917 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,221	2,562	1						
680-123-09	2941 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,906	2,156	1						
680-123-10	2939 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	8,001	2,671	1						
680-123-17	2925 CALLE FRONTERA , SAN CLEMENTE CA 92673-3007 C063	7,500	2,673	1						
680-201-07	503 CALLE JUAREZ , SAN CLEMENTE CA 92673-3027 C068	9,360	2,819	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
680-201-09	3031 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	9,300	2,819	1						
680-201-10	3029 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	8,890	1,960	1						
680-201-11	3027 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,888	2,018	1						
680-201-12	3025 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,254	2,819	1						
680-201-13	3023 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,440	2,819	1						
680-201-14	3021 CALLE JUAREZ , SAN CLEMENTE CA 92673-3023 C068	7,000	2,875	1						
690-084-04	131 LADERA LN, SAN CLEMENTE CA 92672-2320 C005	16,000	2,707	1						
690-084-05	188 E AVENIDA CORDOBA , SAN CLEMENTE CA 92672-2309 C005	15,746	1,257	1						
690-085-12	301 E CORDOBA , SAN CLEMENTE CA 92674-5765	15,134	2,369	1						
690-251-02	1-48 VISTA ENCANTA , SAN CLEMENTE CA	413,820		48						Seaview Townhomes (SFA)
690-401-09	100 E AVENIDA SAN JUAN , SAN CLEMENTE CA 92672-3231 C005	5,594	1,897	1						
690-411-01	1304 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	7,000	1,381	1						
690-411-02	1302 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2302 C005	9,800	1,538	1						
690-412-08	1401 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	9,240	1,965	1						
690-412-10	1410 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2364 C005	15,895	1,516	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-412-15	1503 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	4,500	1,977	1						
690-412-16	1503 AVENIDA VERDE , SAN CLEMENTE CA 92672-2303	5,400	1,730	1						
690-412-24	110 AVENIDA VERDE , SAN CLEMENTE CA 92672-2336 C005	8,000	1,513	1						
690-412-25	107 E AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672- 2318 C005	5,520	2,213	1						
690-412-38	1715 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2304 C005	4,185	1,550	1						
690-412-50	1499 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2365 C005	3,500	1,940	1						
690-412-51	1501 CALLE ALCAZAR , SAN CLEMENTE CA 92672-2303 C005	3,500	1,251	1						
690-442-05	1918 S EL CAMINO REAL , SAN CLEMENTE CA 92672-3246 C054	4,000	710	1						
690-442-06	2 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	3,990	954	1						
690-442-07	4 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,850	921	1						
690-442-08	6 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	875	1						
690-442-09	8 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,044	1						
690-442-10	10 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	5,500	1,437	1						
690-442-11	5 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,500	1,033	1						
690-442-12	3 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	4,545	1,448	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-442-13	1 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-3262 C005	5,830	1,250	1						
690-443-03	2 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,480	1,516	1						
690-443-04	4 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	808	1						
690-443-05	6 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	997	1						
690-443-06	8 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,000	1						
690-443-07	10 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,257	1						
690-443-08	12 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,033	1						
690-443-09	14 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,500	1,190	1						
690-443-12	13 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,077	1						
690-443-13	11 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,500	1,437	1						
690-443-14	9 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	9,900	1,925	1						
690-443-15	5 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	3,600	1,099	1						
690-443-16	3 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-3260 C005	4,800	1,077	1						
690-444-11	14 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,560	2,083	1						
690-444-12	16 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,480	1,525	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-444-13	18 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,440	1,268	1						
690-444-14	20 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	4,360	1,022	1						
690-444-15	22 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,500	1,088	1						
690-444-16	21 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,720	1,145	1						
690-444-17	17 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	5,880	1,145	1						
690-444-18	15 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,200	820	1						
690-444-19	13 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,240	1,178	1						
690-444-20	11 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,360	1,145	1						
690-444-21	9 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,600	1,246	1						
690-444-22	5 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	6,900	1,291	1						
690-444-23	3 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	4,651		1						
690-444-24	1 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-3259 C005	7,800		1						
690-445-12	16 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,440	1,022	1						
690-445-13	18 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,240	853	1						
690-445-14	20 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	3,920	836	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
690-445-15	22 W AVE SAN GABRIEL , SAN CLEMENTE CA 92673-3047	4,050	853	1						
690-445-17	21 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	6,460	1,527	1						
690-445-18	19 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-3264 C005	3,096	1,224	1						
690-446-10	15 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,670	1,268	1						
690-446-11	17 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,400	1,482	1						
690-446-12	19 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	4,680	807	1						
690-446-13	21 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,130	1,429	1						
690-446-14	23 W AVENIDA SAN GABRIEL , SAN CLEMENTE CA 92672-3263 C033	5,300	1,560	1						
691-031-07	267 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	4,900	1,525	1						
691-031-08	269 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	4,100	1,834	1						
691-031-09	271 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	5,300	1,640	1						
691-031-10	273 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	6,300	1,566	1						
691-031-12	301 VIA BALLENA , SAN CLEMENTE CA 92672-3709 C015	12,000	1,583	1						
691-031-15	275 VIA BALLENA , SAN CLEMENTE CA 92672-3708 C015	7,900	1,583	1						
691-202-02	26981 AVENIDA LAS PALMAS , DANA POINT CA 92624-1443 C002	4,503	1,234	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-101-01	124 LA PLACENTIA , SAN CLEMENTE CA 92672-3818 C030	12,800	1,763	1						
692-101-03	115 CALLE CAMPO , SAN CLEMENTE CA 92672-3922 C030	6,000	1,926	1						
692-101-04	114 CALLE CAMPO , SAN CLEMENTE CA 92672-3921 C030	10,400	1,763	1						
692-101-11	319 AVENIDA SIERRA , SAN CLEMENTE CA 92672-3950 C030	9,600	1,757	1						
692-171-21	104 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4238 C007	4,500	1,381	1						
692-172-19	107 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4241 C007	5,100	1,048	1						
692-172-20	112 AVENIDA PRINCESA , SAN CLEMENTE CA 92672-4234 C007	5,780	943	1						
692-173-02	103 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4229 C007	6,500	1,044	1						
692-173-03	101 W AVENIDA VALENCIA , SAN CLEMENTE CA 92672-4239 C007	4,700	1,035	1						
692-173-06	39 30TH , SAN CLEMENTE CA	21,052								See APN 692-173-06
692-174-01	111 AVENIDA PRINCESA , SAN CLEMENTE CA 92672-4235 C007	5,225	1,347	1						
692-174-02	110 W AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672-4358 C014	5,500	1,246	1						
692-174-03	112 W AVENIDA DE LOS LOBOS MARINOS , SAN CLEMENTE CA 92672-4358 C014	6,000	1,291	1						
692-181-14	118 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-4354 C014	4,860	1,460	1						
692-181-15	120 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-4354 C014	4,410	965	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-181-22	111 DE LOS LOBOS MARIN AVE, SAN CLEMENTE CA	6,300		1						
692-182-02	123 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-4355 C014	8,000	1,583	1						
692-182-24	128 W AVENIDA ALESSANDRO , SAN CLEMENTE CA 92672-4331 C014	4,950	1,314	1						
692-182-25	119 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-4355 C014	4,525	2,257	1						
692-182-26	121 W AVENIDA SAN ANTONIO , SAN CLEMENTE CA 92672-4355 C014	5,200	2,546	1						
692-183-02	131 W AVENIDA ALESSANDRO , SAN CLEMENTE CA 92672-4332 C014	5,000	1,011	1						
692-183-20	124 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4352 C014	6,237	998	1						
692-184-01	129 W AVENIDA RAMONA , SAN CLEMENTE CA 92672-4353 C014	4,500	1,011	1						
692-184-02	131 W AVE RAMONA , SAN CLEMENTE CA 92674-0038	4,500	897	1						
692-184-12	136 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,500	1,264	1						
692-184-13	134 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4335 C014	4,568	1,260	1						
692-185-01	137 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,400	2,148	1						
692-185-02	139 W AVENIDA CORNELIO , SAN CLEMENTE CA 92672-4336 C014	3,900	1,448	1						
692-185-08	2232 AVENIDA DEL PRESIDENTE , SAN CLEMENTE CA 92672-4337 C043	5,520	1,167	1						
692-185-09	2228 EL PRESIDENTE , SAN CLEMENTE CA 92629-2810	6,240	1,190	1						

Apn	Situs Address Full	Lot Area	Bldg Area	No. Res Units	Comm Tnts	Ind Tnts	Pub / Ins Tnts	Lodge Tnts	Lodge Rooms	Tenant description
692-191-25	142 W AVENIDA JUNIPERO , SAN CLEMENTE CA 92672-4338 C014	6,390	1,684	1						
784-141-05	26281 MONTAREZ CIR, MISSION VIEJO CA 92691-5302 C034	17,600	1,970	1						
784-141-06	26271 MONTAREZ CIR, MISSION VIEJO CA 92691-5302 C034	17,400	2,101	1						
784-141-36	26302 VERDURA CIR, MISSION VIEJO CA 92691-5613 C005	6,500	1,425	1						
784-181-15	25871 VIA FARO , MISSION VIEJO CA 92691-5616 C005	5,775	1,819	1						

APPENDIX C

I. IMPORTANT RELOCATION ASSISTANCE INFORMATION

The following explanation is general in nature and is not intended to be a complete statement of Federal and State relocation laws and regulations. For the corridor components of corridor alternatives, the relocations assistance programmed would be offered by the TCA. For the I-5 components of corridor alternatives, the relocation assistance program would be offered by Caltrans, the TCA, or another funding/implementing agency. For the arterial alternatives, the relocation assistance program would be offered by the County and/or local cities, as appropriate. For the I-5 Widening Alternative and the I-5 component of the Arterial Alternative, the relocation assistance program would be offered by Caltrans or another funding/implementing agency, as appropriate.

Any persons to be displaced will be assigned to a relocation advisor, who will work closely with each displacee in order to see that all payments and benefits are fully utilized, and that all regulations are observed, thereby avoiding the possibility of displacees jeopardizing or forfeiting any of their benefits or payments. At the time of the first written offer to purchase, owner-occupants are given detailed explanation of the agency's relocation services. Tenant occupants of properties to be acquired are contacted soon after the first written offer to purchase, and also are given a detailed explanation of the agency's Relocation Program. To avoid loss of possible benefits, no individual, family, business, farm, or nonprofit organization should commit to purchase or rent a replacement property without first contacting an agency's relocation advisor.

II. RELOCATION ASSISTANCE ADVISORY SERVICES

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, the agency will provide relocation advisory assistance to any person, business, farm or nonprofit organization displaced as a result of the acquisition of real property for public use, who has certified that they are a legal resident of the United States. The agency will assist displacees in obtaining comparable replacement housing by providing current and continuing information on the availability and prices of both houses for sale and rental units that are "decent, safe and sanitary." Nonresidential displacees will receive information on comparable properties for lease or purchase. (For business, farm, and nonprofit organization relocation services, see Section IV.)

Residential replacement dwellings will be in equal or better neighborhoods at rents or prices within the financial ability of the individuals and families displaced, and reasonably accessible to their places of employment. Before any displacement occurs, comparable replacement dwellings that are open to all personals regardless of race, color, religion, sex, and national origin, and which are consistent with the requirements of Title VIII of the Civil Rights Act of 1968, will be offered to displacees. This assistance will also include the supplying of information concerning Federal and State assisted housing

programs, and any other known services being offered by public and private agencies in the area.

Persons who are eligible for relocation payment(s) and who are legally occupying a property required for the project will not be asked to move without first being given at least 90 days written notice, and not unless at least one decent, safe, and sanitary replacement residence, available on the market, is offered to them.

III. RESIDENTIAL RELOCATION PAYMENTS PROGRAM

The Relocation Payment Program will help eligible residential occupants by paying certain costs and expenses. These costs are limited to those necessary for or incidental to the purchase or rental of the replacement dwelling and actual reasonable moving expenses to a new location within 50 miles of the displacement property. Any actual moving costs in excess of the 50 miles are the responsibility of the displacee. The Residential Relocation Program can be summarized as follows:

Moving Costs: Any displaced person who lawfully occupied the acquired property, regardless of the length of occupancy in the property acquired, will be eligible for reimbursement of moving costs. Displacees will receive either the actual reasonable costs involved in moving themselves and personal property up to a maximum of 50 miles, or a fixed payment based on a fixed moving cost schedule.

Replacement Housing Payment – 180 day Owner Occupants: In addition to moving and related expense payments, fully eligible homeowners may be entitled to payments for increased costs of replacement housing. Homeowners who have owned and occupied their property for 180 days or more prior to the date of the first written offer to purchase the property, may qualify to receive a price differential payment and may qualify to receive reimbursement for certain nonrecurring costs incidental to the purchase of the replacement property. An interest differential payment is also available if the loan rate for the mortgage on the replacement dwelling is higher than the loan rate on the displacement dwelling, subject to certain limitations.

The maximum combination of these three payments that the owner-occupant can receive is \$22,500. If the total entitlement (without the moving payments) is in excess of \$22,500, the Last Resort Housing Program will be used. (See the explanation of the Last Resort Housing Program below.)

Replacement Housing Payment – 90 day Occupants. Tenants who have occupied the property to be acquired by the agency for 90 days or more and owner-occupants of 90-179 days prior to the date of the first written offer to purchase may qualify to receive a rental differential payment. This payment is made when the agency determines that the cost to rent a comparable “decent, safe, and sanitary” replacement dwelling will be more than the present rent of the displacement dwelling. As an alternative, the tenant may qualify for a down payment benefit designed to assist in the purchase of a replacement property and the payment of certain costs incidental to the purchase, subject to certain

limitations noted below under the Down Payment section. The maximum amount payable to any tenant of 90 days or more and any owner-occupant of 90-179 days, in addition to moving expenses, is \$5,250. If the total entitlement for rental supplement exceeds \$5,250, the Last Resort Housing Program will be used. A 90-day occupant may choose to convert their Rent Differential to a Down Payment to aid in purchasing a replacement property. The down payment and incidental expenses cannot exceed the maximum payment of \$5,250. The one year eligibility period in which to purchase and occupy a “decent, safe, and sanitary” replacement dwelling will apply.

In addition to the occupancy requirements, in order to receive any relocation benefits, the displaced person must buy or rent and occupy a “decent, safe, and sanitary” replacement dwelling within one year from the date the department takes legal possession of the property, or from the date the displacee vacates the displacement property, whichever is later.

Last Resort Housing: Federal regulations (49 CFR 24) contain the policy and procedure for implementing the Last Resort Housing Program on Federal-aid projects. Last resort housing benefits are, except for the amounts of payments and the methods in making them, the same as those benefits for standard residential relocation, as explained above. Last resort housing has been designed primarily to cover situations where a displacee cannot be relocated because of lack of available comparable replacement housing, or when the anticipated replacement housing payments exceed the \$5,250 and \$22,500 limits of the standard relocation procedure, because either the displacee lacks the financial ability or other valid circumstances. In certain exceptional situations, Last Resort Housing may also be used for tenants of less than 90 days.

Other Relocation Information: After the first written offer to acquire the property has been made, the agency will, within a reasonable length of time, personally contact the displacees to gather important information, including the following:

- Preferences in area of relocation;
- Number of people to be displaced and the distribution of adults and children according to age and sex;
- Location of school and employment;
- Specific arrangements needed to accommodate any family members’ special needs;
- Financial ability to relocate into comparable replacement dwelling which will adequately house all members of the family.

IV. THE NONRESIDENTIAL RELOCATION ASSISTANCE PROGRAM

The Nonresidential Relocation Assistance Program provides assistance to businesses, farms, and nonprofit organizations in locating suitable replacement property, and reimbursement for certain costs involved in relocation. The Relocation Advisory Assistance Program will provide current lists of properties offered for sale or rent, suitable for a particular business’s specific relocation needs. The types of payments

available to eligible businesses, farms, and nonprofit organizations are moving and searching expenses, and possibly reestablishment expenses or a fixed in-lieu payment instead of any moving, searching, and reestablishment expenses. Moving expenses may include the following actual, reasonable costs:

- The moving of inventory, machinery, equipment, and similar business-related property; dismantling, disconnecting, crating, packing, loading, insuring, transporting, unloading, unpacking, and reconnecting of personal property.
- Loss of tangible personal property provides payment for actual, direct loss of personal property that the owner is permitted not to move.
- Expenses related to searching for a new business site, up to \$1,000 for reasonable expenses actually incurred.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
1	<p>EA# 0E6000 Avenida Mendocino On Ramp to NB 5 Improvements.</p> <p>This project proposes to add a lane to the existing on ramp, increase the lane drop taper length, and construct a retaining wall. The existing ramp alignment will be maintained. The proposed SOCTIIP project will relocate this on ramp.</p>	Construction.	Categorical Exclusion issued on 9/18/00.
2	<p>EA# 0A3900 Realign N/B Stonehill On Ramp to NB 5</p> <p>This project will realign the existing on ramp to improve horizontal sight distance and add storage length. The existing ramp will be relocated to the east towards the existing slope which will require a retaining wall. The proposed SOCTIIP project will require realignment on this ramp.</p>	Construction.	CE/CE issued on 11/15/00.
3	<p>EA# 0A4000 Construct Separation Barrier between SB 5 and Camino Capistrano</p> <p>This safety project proposes to construct a concrete barrier that will provide separation between the frontage road (Camino Capistrano) and SB 5. The barrier will be constructed at the existing R/W line. The proposed SOCTIIP I-5 alignment will relocate the existing R/W line.</p>	Completed.	CE issued on September 1999.
4	<p>I-5/SR 74 Interchange Project</p> <p>This project is in the PSR stage. Several alternatives have been proposed by the consultants (Parson) that will improve operations in the 5/74 interchange area. The ramps will be reconfigured concurrently with the realignment of Del Obispo. A roundabout at the intersection of Del Obispo and the 74 has also been proposed. The SOCTIIP proposal incorporates one of the original alternatives that was proposed by Parsons (cloverleaf ramp layout). This will probably not be selected.</p> <p>The are also proposing to add an off ramp at Camino Capistrano at Stonehill to divert some of the southbound traffic to Dan a Point away from the 5/74 area. The proposed SOCTIIP project will realign I-5 at this location.</p>	PSR in progress Environmental document will be prepared by the City of San Juan Capistrano which is the lead agency.	To be determined.
5	<p>SB off-ramp Camino Capistrano (0E570K) -</p> <ul style="list-style-type: none"> • Widen to 3 lanes hook ramp • Add auxiliary lane. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
5a	Avenida Pico (0E740K)- <ul style="list-style-type: none">• Widening SB off-ramp to 2 lanes and aux. lane. (\$2 million)• Widen Pico and n/b off ramp.	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
6	I-5/SR-74 Interchange Improvements - major construction at the interchange. Parsons Transportation Group is doing the study of alternatives.	PSR in progress. Environmental document will be prepared by the City of San Juan Capistrano.	To be determined.
7	SB off-ramp Oso Parkway (EA 0E070K) <ul style="list-style-type: none">• Widen to 2 lanes off and open to 4 lanes at the terminus.• Add auxiliary lanes and retaining wall.	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
8	I-5 at La Paz Road (EA 0A070K) <ul style="list-style-type: none">• Major construction at the interchange• Alternatives study involves in widening La Paz, reconstruct bridge and realign ramps.	PSR in progress. Environmental document is not yet determined.	To be determined.
9	SB I-5 El Toro Road (EA 09800K) <ul style="list-style-type: none">• Propose new 3 lanes off-ramp with retaining wall.	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.
10	I-5 at El Toro Road (EA 09800K) <ul style="list-style-type: none">• Two new hook ramps to the Laguna Hill Mall• New Intersection	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.
11	I-5 San Mateo Creek Bridge <ul style="list-style-type: none">• The bridge piers will be stabilized with cast in shell piles around the footings of piers 1-4. Permanent sheet piling will be placed around pier 5. Abatements have suffered moderate to severe erosion. They'll be cleared of vegetation compacted and have RSP with filter fabric placed on the surface.	Environmental document was completed.	SE/CE was completed.
12	The project did not incorporate the proposed on/off ramps on I-5 at Avenida De La Carlota, north of Los Alisos Blvd. Furthermore; there are operational concerns on the proposed reconfigured El Toro Road on/off ramps and their connectivity with Bridger Road and Avenida De La Carlota.	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
13	San Clemente I-5 SB off ramp at Ave Pico <ul style="list-style-type: none"> • SB I-5 widen to two, construct auxiliary lane. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
14	In San Clemente at Ave Pico <ul style="list-style-type: none"> • Widen Ave Pico and NB off ramp to 3 lanes (2 right turn lanes), widen curb returns SB off ramp, widen Pico and relocate signals. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
15	In San Clemente and Dana Point (0F060K) <ul style="list-style-type: none"> • Widen S/B offramp and Bridge overpass at Camino De Estrella 	Anticipated environmental document would be a CE/CE.	To be prepared.
16	In San Juan Capistrano (0E030K) <ul style="list-style-type: none"> • Dowel retrofit truck lanes both directions. 	Environmental document is not yet determined.	To be determined.
17	In San Juan Capistrano <ul style="list-style-type: none"> • Widening Route 5 S/B off ramp at Camino Capistrano and widen a segment of Camino Capistrano south of the I-5. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
18	In San Juan Capistrano on Route 5 at San Juan Creek Bridge <ul style="list-style-type: none"> • Scour mitigation 	Environmental document is not yet determined.	To be determined.
19	Reconstruct undercrossing at Avery for local street widening.	Project will be completed by the City of San Juan Capistrano. Environmental document is not yet determined.	To be determined.
20	In Irvine (0E020K) <ul style="list-style-type: none"> • Grind all lanes except HOV. Dowel retrofit #3 and #4 truck lanes both directions. Rehab ramps. 	Environmental document prepared.	CE/CE issued on 8/25/00.
21	In Mission Viejo at Oso Parkway (0E070K) <ul style="list-style-type: none"> • Widen NB Oso Parkway Loop on ramp. SB off ramp and add auxiliary lane from La Paz to Oso. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
22	In Laguna Hills and Mission Viejo on I-5 at La Paz Road <ul style="list-style-type: none"> • Reconstruct undercrossing at La Paz. 	PSR in progress. Environmental document is not yet determined.	To be determined.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
23	In Laguna Hills at Alicia (0E620K) <ul style="list-style-type: none"> • Add auxiliary lane from Alicia SB off ramp to SB on ramp. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
24	In Laguna Hills SB on & off ramps; El Toro Road RM 18.7; Avenue de La Carlota, Los Alisos <ul style="list-style-type: none"> • Relocate SB I-5 on & off ramps; realign Frontage Road; Install signal. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
25	In San Clemente at Avenue Mendocino NB on ramp. <ul style="list-style-type: none"> • Widen the NB Route 5 on ramp at Avenue Mendocino. 	Construction.	Categorical Exclusion issued on 9/18/00.
26	In San Juan Capistrano <ul style="list-style-type: none"> • Construct outer barrier/separation barrier and retaining wall. 	Completed.	CE issued on September 1999.
27	In San Juan Capistrano at Camino Capistrano on ramp. Realign ramp; extend ramp meter limits.	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
28	At Avenida Vista Hermosa (Reeves Ranch Overcrossing.) <ul style="list-style-type: none"> • Construct interchange. 	This project has been completed by the City of San Clemente.	CE was completed by City of San Clemente.
29	Camino de Estrella/Via California (00108K) <ul style="list-style-type: none"> • Soundwalls 	Completed.	CE/CE issued on 7/10/00.
30	In Orange County in Laguna Niguel, Laguna Hills, Mission Viejo and Lake Forest <ul style="list-style-type: none"> • Construct HOV lanes. 	Environmental document is not yet determined.	To be determined.
31	From Crown Valley Parkway Orange County to Oso Parkway Orange County <ul style="list-style-type: none"> • Construct NB auxiliary lane, widen CV on ramp, Oso Ramps and widen BR 	Completed.	CE/CE was issued on 4/7/98.
32	On Route 5 from El Toro Road to Alton Parkway and on Route 405 form Route 5 to Irvine Center Drive (ORA 405 1.2/1.0) in Lake Forest <ul style="list-style-type: none"> • Widen and reconstruct Freeway. 	Completed.	ND was approved on April 10, 1990 and FONSI on 5/29/90.
33	In Mission Viejo, Laguna Hills and Lake Forest <ul style="list-style-type: none"> • Restripe 1 of 2 HOV lanes to a mixed flow lane. 	Completed.	ND/ Programmatic CE.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
34	In San Clemente at <ul style="list-style-type: none"> Widen the ramp and relocate the limit line of Avenue Palizada on ramp on the NB Route 5. 	Construction.	CE/CE issued Aug 2002.
35	In Dana Point (0A4401) <ul style="list-style-type: none"> Widen NB Camino De Estrella on ramp and convert to two-metered lanes and reconstruct metering system. 	Construction.	CE/CE issued on 3/7/01.
36	On Route 5 at Junipero Serra NB & SB ramps. <ul style="list-style-type: none"> Install traffic signals at the intersections of Junipero Serra Road and the I-5 NB and SB ramps. Improve I-5 intersections at Junipero Serra and reconstruction curb and gutter (0A6400). 	Construction.	Categorical Exclusion issued on 7/24/00.
37	In San Clemente Avenue Vista Hermosa <ul style="list-style-type: none"> Remove dirt 	This project is being completed by the City of San Clemente.	CE was prepared.
38	In Mission Viejo at La Paz <ul style="list-style-type: none"> Widening La Paz off ramp terminal from three lanes to four lanes on SB Route 5. 	PSR in progress. Environmental document is not yet determined.	To be determined.
39	On I-5 Irvine and Lake Forest <ul style="list-style-type: none"> Convert EB El Toro, Tustin Road and NB Jeffrey on ramps to two metered (mixed flow lanes) 	Environmental document was prepared.	CE/CE issued in July 2002.
40	In Mission Viejo at Alicia Parkway <ul style="list-style-type: none"> Modify NB 5 Crown Valley Parkway & SB Alicia Parkway on ramps. 	Environmental document not determined.	To be determined.
52	Relocate HOV lane star from Alicia Parkway to El Toro Road and realign existing general purpose lanes (0E6700).	Completed.	ND/Programmatic CE.
OTHER CALTRANS PROJECTS			
41	In San Juan Capistrano from I-5/East City limit (Ortega Highway). <ul style="list-style-type: none"> Construct new interchange. 	PSR in progress. Environmental document will be prepared by the City of San Juan Capistrano.	To be determined.
42	On Route 74 from I-5 to Antonio Parkway (Ortega Highway). <ul style="list-style-type: none"> Widen roadway 	PSR completed. Anticipated environmental document is an IS/EA leading to a ND/FONSI (anticipated date Dec 2005).	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
43	From Riverside County line to 4.8 km westerly (Ortega Highway). Project Study Report approved for alternatives (043200). <ul style="list-style-type: none"> • Widen roadway 	PSR completed. Anticipated environmental document is an IS/EA July (anticipated date 2004).	To be prepared.
44	On Route 74 near Route 5/74 separation (Ortega Highway). <ul style="list-style-type: none"> • Extend right turn lanes. 	In PSR stage. Environmental document not determined.	To be determined.
45	Near San Juan Capistrano from 0.5 mile east of Ave Siega to 0.1 mile east of La Pata (Ortega Highway) (031813). <ul style="list-style-type: none"> • Replace bridge/realign approaches. 	Completed.	CE
FUTURE CALTRANS IMPROVEMENTS			
49	I-5 (Oso to Crown Valley) <ul style="list-style-type: none"> • Southbound auxiliary Lane. 	Environmental document not determined.	To be determined.
50	I-5 (Pacific Coast Highway SR1 to Avenida Pico <ul style="list-style-type: none"> • North and southbound auxiliary HOV lanes. 	Environmental document not determined.	To be determined.
51	I-5 (South of Basilone Road) <ul style="list-style-type: none"> • North and southbound auxiliary HOV lanes. 	Environmental document not determined.	To be determined.

Source: Caltrans District 12 list of projects proposed by Caltrans, October 15, 2001 and status of environmental documents provided September 16, 2002.

PSR	Project Study Report
FONSI	Finding of no Significant Impact
EA	Environmental Assessment
CE/CE	Categorical Exemption/Categorical Exclusion

ND	Negative Declaration
IS	Initial Study
SE	Statutory Exemption

APPENDIX D
SUMMARY OF IMPACTS FOR CUMULATIVE PROJECTS RELATED TO
SOCIOECONOMICS/RELOCATION

Summary of Impacts	Summary of Mitigation
ROLLING HILLS PLANNED COMMUNITY	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
TALEGA VALLEY SPECIFIC PLAN (CHAMPION HILLS)	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
CHIQUITA CANYON HIGH SCHOOL (NOW REFERRED TO AS TESORO HIGH SCHOOL)	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
PRIMA DESHECHA SANITARY LANDFILL GENERAL DEVELOPMENT PLAN (GDP)	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
OTHER PROJECTS LISTED IN THE LANDFILL GDP EIR	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
WHISPERING HILLS PLANNED COMMUNITY	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
FORSTER RANCH SPECIFIC PLAN AMENDMENT	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
MARBLEHEAD COASTAL	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
PACIFIC POINT/SAN JUAN MEADOWS	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
ANTONIO PARKWAY ROADWAY ALIGNMENT AND LAND USE PLAN (LADERA PC)	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
ARROYO TRABUCO GOLD COURSE	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--
DANA POINT HEADLANDS	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomic and environmental justice.	--

APPENDIX D
SUMMARY OF IMPACTS FOR CUMULATIVE PROJECTS RELATED TO
SOCIOECONOMICS/RELOCATION

Summary of Impacts	Summary of Mitigation
SADDLEBACK MEADOWS	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomics and environmental justice.	--
ORANGE COUNTY GREAT PARK (formerly MCAS El Toro)	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomics and environmental justice.	--
RANCHO MISSION VIEJO	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomics and environmental justice.	--
SADDLE CREEK/SADDLE CREST	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomics and environmental justice.	--
HONEYMAN RANCH PROPOSED RESIDENTIAL DEVELOPMENT - SAN JUAN CAPISTRANO	
No analysis was provided; therefore, it is assumed this project will not result in adverse impacts related to socioeconomics and environmental justice.	--

Note: The following projects did not have any environmental documentation available for evaluation at the time of preparation of this report and were not included in the table.

1. Talega Development Feature Plan.
2. Rancho Mission Viejo (RMV) Development Entitlements, General Plan Amendment (GPA)/Zone Change (ZC).
3. Rancho Mission Viejo (RMV) proposed development plans, de facto zoning of 600 residential units and OCP-2000 projections of 21,000 residential units for RMV.
4. South Subregion Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP).
5. MCB Camp Pendleton.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
1	<p>EA# 0E6000 Avenida Mendocino On Ramp to NB 5 Improvements.</p> <p>This project proposes to add a lane to the existing on ramp, increase the lane drop taper length, and construct a retaining wall. The existing ramp alignment will be maintained. The proposed SOCTIIP project will relocate this on ramp.</p>	Construction.	Categorical Exclusion issued on 9/18/00.
2	<p>EA# 0A3900 Realign N/B Stonehill On Ramp to NB 5</p> <p>This project will realign the existing on ramp to improve horizontal sight distance and add storage length. The existing ramp will be relocated to the east towards the existing slope which will require a retaining wall. The proposed SOCTIIP project will require realignment on this ramp.</p>	Construction.	CE/CE issued on 11/15/00.
3	<p>EA# 0A4000 Construct Separation Barrier between SB 5 and Camino Capistrano</p> <p>This safety project proposes to construct a concrete barrier that will provide separation between the frontage road (Camino Capistrano) and SB 5. The barrier will be constructed at the existing R/W line. The proposed SOCTIIP I-5 alignment will relocate the existing R/W line.</p>	Completed.	CE issued on September 1999.
4	<p>I-5/SR 74 Interchange Project</p> <p>This project is in the PSR stage. Several alternatives have been proposed by the consultants (Parson) that will improve operations in the 5/74 interchange area. The ramps will be reconfigured concurrently with the realignment of Del Obispo. A roundabout at the intersection of Del Obispo and the 74 has also been proposed. The SOCTIIP proposal incorporates one of the original alternatives that was proposed by Parsons (cloverleaf ramp layout). This will probably not be selected.</p> <p>The are also proposing to add an off ramp at Camino Capistrano at Stonehill to divert some of the southbound traffic to Dan a Point away from the 5/74 area. The proposed SOCTIIP project will realign I-5 at this location.</p>	PSR in progress Environmental document will be prepared by the City of San Juan Capistrano which is the lead agency.	To be determined.
5	<p>SB off-ramp Camino Capistrano (0E570K) -</p> <ul style="list-style-type: none"> • Widen to 3 lanes hook ramp • Add auxiliary lane. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
5a	Avenida Pico (0E740K)- <ul style="list-style-type: none">• Widening SB off-ramp to 2 lanes and aux. lane. (\$2 million)• Widen Pico and n/b off ramp.	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
6	I-5/SR-74 Interchange Improvements - major construction at the interchange. Parsons Transportation Group is doing the study of alternatives.	PSR in progress. Environmental document will be prepared by the City of San Juan Capistrano.	To be determined.
7	SB off-ramp Oso Parkway (EA 0E070K) <ul style="list-style-type: none">• Widen to 2 lanes off and open to 4 lanes at the terminus.• Add auxiliary lanes and retaining wall.	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
8	I-5 at La Paz Road (EA 0A070K) <ul style="list-style-type: none">• Major construction at the interchange• Alternatives study involves in widening La Paz, reconstruct bridge and realign ramps.	PSR in progress. Environmental document is not yet determined.	To be determined.
9	SB I-5 El Toro Road (EA 09800K) <ul style="list-style-type: none">• Propose new 3 lanes off-ramp with retaining wall.	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.
10	I-5 at El Toro Road (EA 09800K) <ul style="list-style-type: none">• Two new hook ramps to the Laguna Hill Mall• New Intersection	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.
11	I-5 San Mateo Creek Bridge <ul style="list-style-type: none">• The bridge piers will be stabilized with cast in shell piles around the footings of piers 1-4. Permanent sheet piling will be placed around pier 5. Abatements have suffered moderate to severe erosion. They'll be cleared of vegetation compacted and have RSP with filter fabric placed on the surface.	Environmental document was completed.	SE/CE was completed.
12	The project did not incorporate the proposed on/off ramps on I-5 at Avenida De La Carlota, north of Los Alisos Blvd. Furthermore; there are operational concerns on the proposed reconfigured El Toro Road on/off ramps and their connectivity with Bridger Road and Avenida De La Carlota.	PSR in progress. Anticipated environmental document would be an IS/EA leading to a ND/FONSI.	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
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13	San Clemente I-5 SB off ramp at Ave Pico <ul style="list-style-type: none"> • SB I-5 widen to two, construct auxiliary lane. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
14	In San Clemente at Ave Pico <ul style="list-style-type: none"> • Widen Ave Pico and NB off ramp to 3 lanes (2 right turn lanes), widen curb returns SB off ramp, widen Pico and relocate signals. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
15	In San Clemente and Dana Point (0F060K) <ul style="list-style-type: none"> • Widen S/B offramp and Bridge overpass at Camino De Estrella 	Anticipated environmental document would be a CE/CE.	To be prepared.
16	In San Juan Capistrano (0E030K) <ul style="list-style-type: none"> • Dowel retrofit truck lanes both directions. 	Environmental document is not yet determined.	To be determined.
17	In San Juan Capistrano <ul style="list-style-type: none"> • Widening Route 5 S/B off ramp at Camino Capistrano and widen a segment of Camino Capistrano south of the I-5. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
18	In San Juan Capistrano on Route 5 at San Juan Creek Bridge <ul style="list-style-type: none"> • Scour mitigation 	Environmental document is not yet determined.	To be determined.
19	Reconstruct undercrossing at Avery for local street widening	Project will be completed by the City of San Juan Capistrano. Environmental document is not yet determined.	To be determined.
20	In Irvine (0E020K) <ul style="list-style-type: none"> • Grind all lanes except HOV. Dowel retrofit #3 and #4 truck lanes both directions. Rehab ramps. 	Environmental document prepared.	CE/CE issued on 8/25/00.
21	In Mission Viejo at Oso Parkway (0E070K) <ul style="list-style-type: none"> • Widen NB Oso Parkway Loop on ramp. SB off ramp and add auxiliary lane from La Paz to Oso. 	PSR completed. Anticipated environmental document would be a CE/CE.	To be prepared.
22	In Laguna Hills and Mission Viejo on I-5 at La Paz Road <ul style="list-style-type: none"> • Reconstruct undercrossing at La Paz. 	PSR in progress. Environmental document is not yet determined.	To be determined.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
23	In Laguna Hills at Alicia (0E620K) <ul style="list-style-type: none"> • Add auxiliary lane from Alicia SB off ramp to SB on ramp. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
24	In Laguna Hills SB on & off ramps; El Toro Road RM 18.7; Avenue de La Carlota, Los Alisos <ul style="list-style-type: none"> • Relocate SB I-5 on & off ramps; realign Frontage Road; Install signal. 	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
25	In San Clemente at Avenue Mendocino NB on ramp. <ul style="list-style-type: none"> • Widen the NB Route 5 on ramp at Avenue Mendocino. 	Construction.	Categorical Exclusion issued on 9/18/00.
26	In San Juan Capistrano <ul style="list-style-type: none"> • Construct outer barrier/separation barrier and retaining wall. 	Completed.	CE issued on September 1999.
27	In San Juan Capistrano at Camino Capistrano on ramp. Realign ramp; extend ramp meter limits.	PSR completed. Anticipated environmental document would be an IS/EA probably leading to an ND/FONSI.	To be prepared.
28	At Avenida Vista Hermosa (Reeves Ranch Overcrossing.) <ul style="list-style-type: none"> • Construct interchange. 	This project has been completed by the City of San Clemente.	CE was completed by City of San Clemente.
29	Camino de Estrella/Via California (00108K) <ul style="list-style-type: none"> • Soundwalls 	Completed.	CE/CE issued on 7/10/00.
30	In Orange County in Laguna Niguel, Laguna Hills, Mission Viejo and Lake Forest <ul style="list-style-type: none"> • Construct HOV lanes. 	Environmental document is not yet determined.	To be determined.
31	From Crown Valley Parkway Orange County to Oso Parkway Orange County <ul style="list-style-type: none"> • Construct NB auxiliary lane, widen CV on ramp, Oso Ramps and widen BR 	Completed.	CE/CE was issued on 4/7/98.
32	On Route 5 from El Toro Road to Alton Parkway and on Route 405 form Route 5 to Irvine Center Drive (ORA 405 1.2/1.0) in Lake Forest <ul style="list-style-type: none"> • Widen and reconstruct Freeway. 	Completed.	ND was approved on April 10, 1990 and FONSI on 5/29/90.
33	In Mission Viejo, Laguna Hills and Lake Forest <ul style="list-style-type: none"> • Restripe 1 of 2 HOV lanes to a mixed flow lane. 	Completed.	ND/ Programmatic CE.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
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34	In San Clemente at <ul style="list-style-type: none"> • Widen the ramp and relocate the limit line of Avenue Palizada on ramp on the NB Route 5. 	Construction.	CE/CE issued Aug 2002.
35	In Dana Point (0A4401) <ul style="list-style-type: none"> • Widen NB Camino De Estrella on ramp and convert to two-metered lanes and reconstruct metering system. 	Construction.	CE/CE issued on 3/7/01.
36	On Route 5 at Junipero Serra NB & SB ramps. <ul style="list-style-type: none"> • Install traffic signals at the intersections of Junipero Serra Road and the I-5 NB and SB ramps. • Improve I-5 intersections at Junipero Serra and reconstruction curb and gutter (0A6400). 	Construction.	Categorical Exclusion issued on 7/24/00.
37	In San Clemente Avenue Vista Hermosa <ul style="list-style-type: none"> • Remove dirt 	This project is being completed by the City of San Clemente.	CE was prepared.
38	In Mission Viejo at La Paz <ul style="list-style-type: none"> • Widening La Paz off ramp terminal from three lanes to four lanes on SB Route 5. 	PSR in progress. Environmental document is not yet determined.	To be determined.
39	On I-5 Irvine and Lake Forest <ul style="list-style-type: none"> • Convert EB El Toro, Tustin Road and NB Jeffrey on ramps to two metered (mixed flow lanes) 	Environmental document was prepared.	CE/CE issued in July 2002.
40	In Mission Viejo at Alicia Parkway <ul style="list-style-type: none"> • Modify NB 5 Crown Valley Parkway & SB Alicia Parkway on ramps. 	Environmental document not determined.	To be determined.
52	Relocate HOV lane star from Alicia Parkway to El Toro Road and realign existing general purpose lanes (0E6700).	Completed.	ND/Programmatic CE.
OTHER CALTRANS PROJECTS			
41	In San Juan Capistrano from I-5/East City limit (Ortega Highway). <ul style="list-style-type: none"> • Construct new interchange. 	PSR in progress. Environmental document will be prepared by the City of San Juan Capistrano.	To be determined.
42	On Route 74 from I-5 to Antonio Parkway (Ortega Highway) <ul style="list-style-type: none"> • Widen roadway 	PSR completed. Anticipated environmental document is an IS/EA leading to a ND/FONSI (anticipated date Dec 2005).	To be prepared.

APPENDIX D
SUMMARY OF CALTRANS IMPROVEMENTS

CALTRANS INTERSTATE 5 IMPROVEMENTS			
Map Reference No.	Description of Project	Status Of Project	Environmental Compliance
43	From Riverside County line to 4.8 km westerly (Ortega Highway). Project Study Report approved for alternatives (043200). <ul style="list-style-type: none"> • Widen roadway 	PSR completed. Anticipated environmental document is an IS/EA July (anticipated date 2004).	To be prepared.
44	On Route 74 near Route 5/74 separation (Ortega Highway). <ul style="list-style-type: none"> • Extend right turn lanes. 	In PSR stage. Environmental document not determined.	To be determined.
45	Near San Juan Capistrano from 0.5 mile east of Ave Siega to 0.1 mile east of La Pata (Ortega Highway) (031813). <ul style="list-style-type: none"> • Replace bridge/realign approaches. 	Completed.	CE
FUTURE CALTRANS IMPROVEMENTS			
49	I-5 (Oso to Crown Valley) <ul style="list-style-type: none"> • Southbound auxiliary Lane. 	Environmental document not determined.	To be determined.
50	I-5 (Pacific Coast Highway SR1 to Avenida Pico <ul style="list-style-type: none"> • North and southbound auxiliary HOV lanes. 	Environmental document not determined.	To be determined.
51	I-5 (South of Basilone Road) <ul style="list-style-type: none"> • North and southbound auxiliary HOV lanes. 	Environmental document not determined.	To be determined.

Source: Caltrans District 12 list of projects proposed by Caltrans, October 15, 2001 and status of environmental documents provided September 16, 2002.

PSR	Project Study Report
FONSI	Finding of no Significant Impact
EA	Environmental Assessment
CE/CE	Categorical Exemption/Categorical Exclusion

ND	Negative Declaration
IS	Initial Study
SE	Statutory Exemption